

**NORTH CAROLINA STATE HISTORIC PRESERVATION OFFICE**  
**Office of Archives and History**  
**Department of Cultural Resources**

**NATIONAL REGISTER OF HISTORIC PLACES**

**East Sanford Historic District**

Sanford, Lee County, LE0792, Listed 12/28/2010

Nomination by Laura A. W. Phillips

Photographs by Laura A. W. Phillips, January 2010



400-408 McIver Street

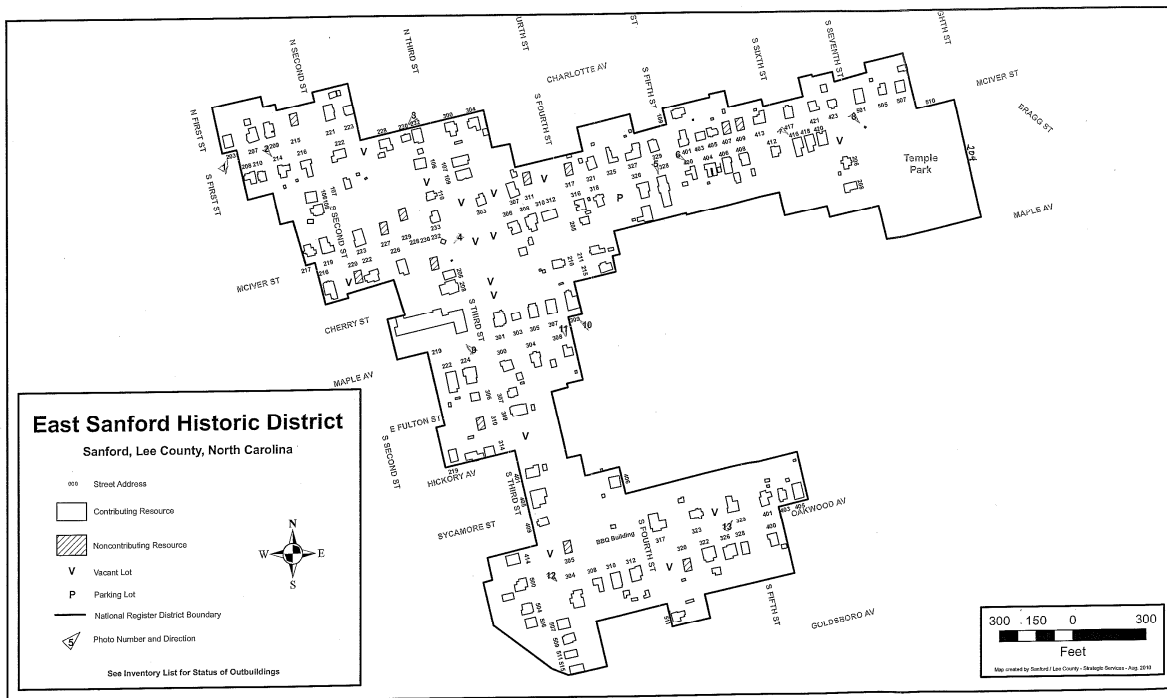


305-309 Maple Avenue





203-209 Charlotte Avenue



Historic District Map

**United States Department of the Interior  
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES  
REGISTRATION FORM**

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

**1. Name of property**

historic name East Sanford Historic District

other names/site number N/A

**2. Location**

Bounded roughly by Charlotte Avenue, Goldsboro Avenue,  
street & number North First Street, South Second Street, and South Eighth Street not for publication N/A  
city or town Sanford vicinity N/A  
state North Carolina code NC county Lee code 105 zip code 27330

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination  
request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic  
Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property  
X meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant  
\_\_\_ nationally \_\_\_ statewide X locally. ( \_\_\_ See continuation sheet for additional comments.)

Signature of certifying official \_\_\_\_\_ Date \_\_\_\_\_  
North Carolina Department of Cultural Resources  
State or Federal agency and bureau

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register criteria. ( \_\_\_ See continuation sheet for additional  
comments.)

Signature of commenting or other official \_\_\_\_\_ Date \_\_\_\_\_  
\_\_\_\_\_  
State or Federal agency and bureau

**4. National Park Service Certification**

I, hereby certify that this property is:

Signature of the Keeper

Date of Action

\_\_\_ entered in the National Register

\_\_\_ See continuation sheet.

\_\_\_ determined eligible for the  
National Register

\_\_\_ See continuation sheet.

\_\_\_ determined not eligible for the  
National Register

\_\_\_ removed from the National Register

\_\_\_ other (explain): \_\_\_\_\_

\_\_\_\_\_

East Sanford Historic District  
Name of Property

Lee County, North Carolina  
County and State

## 5. Classification

**Ownership of Property**  
(Check as many boxes as apply)

☒ private  
☒ public-local  
☐ public-State  
☐ public-Federal

**Category of Property**  
(Check only one box)

☐ building(s)  
☒ district  
☐ site  
☐ structure  
☐ object

**Number of Resources within Property**  
(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>135</u>	<u>71</u>	buildings
<u>1</u>	<u>0</u>	sites
<u>0</u>	<u>9</u>	structures
<u>0</u>	<u>0</u>	objects
<u>136</u>	<u>80</u>	Total

## Name of related multiple property listing

(Enter "N/A" if property is not part of a multiple property listing.)

Historic and Architectural Resources of Lee County,  
North Carolina, ca. 1800-1942

## Number of contributing resources previously listed in the National Register

N/A

## 6. Function or Use

### Historic Functions

(Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>EDUCATION</u>	<u>school</u>
<u>RELIGION</u>	<u>religious facility</u>
<u>RECREATION &amp; CULTURE</u>	<u>sports facility</u>
<u>HEALTH CARE</u>	<u>hospital</u>

### Current Functions

(Enter categories from instructions)

Cat: <u>DOMESTIC</u>	Sub: <u>single dwelling</u>
<u>DOMESTIC</u>	<u>secondary structure</u>
<u>COMMERCE/TRADE</u>	<u>specialty store</u>
<u>RELIGION</u>	<u>religious facility</u>
<u>RECREATION &amp; CULTURE</u>	<u>sports facility</u>
<u>VACANT/NOT IN USE</u>	

## 7. Description

### Architectural Classification (Enter categories from instructions)

Queen Anne  
Colonial Revival  
Bungalow/Craftsman

### Materials (Enter categories from instructions)

foundation BRICK  
roof ASPHALT  
walls WOOD  
BRICK  
other WOOD  
BRICK

### Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

East Sanford Historic District  
Name of Property

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

☐ A Property is associated with events that have made a significant contribution to the broad patterns of our history.

☐ B Property is associated with the lives of persons significant in our past.

☒ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

☐ D Property has yielded, or is likely to yield information important in prehistory or history.

### Criteria Considerations

(Mark "X" in all the boxes that apply.)

☐ A owned by a religious institution or used for religious purposes.

☐ B removed from its original location.

☐ C a birthplace or a grave.

☐ D a cemetery.

☐ E a reconstructed building, object, or structure.

☐ F a commemorative property.

☐ G less than 50 years of age or achieved significance within the past 50 years.

(Enter categories from instructions)

Architecture

### Period of Significance

1894-1960

### Significant Dates

N/A

### Significant Person

(Complete if Criterion B is marked above)

N/A

### Cultural Affiliation

N/A

### Architect/Builder

Sayre, C. G. - Architect

Stout, Joe W. - Contractor

## Areas of Significance

### Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

## 9. Major Bibliographical References

### Bibliography

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

### Previous documentation on file (NPS)

☐ preliminary determination of individual listing (36 CFR 67) has been requested.

☐ previously listed in the National Register

☐ previously determined eligible by the National Register

☐ designated a National Historic Landmark

☐ recorded by Historic American Buildings Survey # \_\_\_\_\_

☐ recorded by Historic American Engineering Record # \_\_\_\_\_

### Primary Location of Additional Data

☒ State Historic Preservation Office

☐ Other State agency

☐ Federal agency

☐ Local government

☐ University

☐ Other

Name of repository: \_\_\_\_\_

East Sanford Historic District  
Name of Property

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## 10. Geographical Data

**Acreage of Property** Approx. 68

**UTM References** (Place additional UTM references on a continuation sheet)

Zone Easting Northing  
1 17 665530 3927930  
2 17 666470 3928040

Zone Easting Northing  
3 17 666540 3927790  
4 17 666270 3927340  
X See continuation sheet.

### Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

### Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

## 11. Form Prepared By

name/title Laura A. W. Phillips, Architectural Historian

organization Consultant to City of Sanford date May 14, 2010

street & number 637 North Spring Street telephone 336/727-1968

city or town Winston-Salem state NC zip code 27101

## 12. Additional Documentation

Submit the following items with the completed form:

### Continuation Sheets

#### Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **sketch map** for historic districts and properties having large acreage or numerous resources.

#### Photographs

Representative black and white photographs of the property.

**Additional items** (Check with the SHPO or FPO for any additional items)

### Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Cornelia Olive, Mayor, City of Sanford

street & number P. O. Box 3729 telephone 919/775-8365

city or town Sanford state NC zip code 27331

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 18.1 hours per response including the time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.

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### DESCRIPTION

#### Architectural Classification cont'd.

Other: Period Cottage  
Other: Minimal Traditional

#### Materials cont'd.

Foundation: Concrete  
Roof: Metal

### Narrative

The East Sanford Historic District is a residential district located just east of Sanford's historic downtown (NR 1985) in Lee County, North Carolina. The district contains 216 resources: 127 primary and eighty-nine secondary. Of the total resources, 206 are buildings, nine are structures, and one is a site. Ninety-five percent of the primary buildings are residential. The other five percent include one school, one ballpark, two churches, and one commercial building. Most of the secondary resources are garages and sheds, and there are nine carports. The district also contains fifteen vacant lots and one parking lot.

The district covers approximately sixty-eight acres and encompasses all or part of twenty-five blocks. Its streets, blocks, and lots follow a grid plan that dates primarily from land surveys conducted during the 1890s. Although the streets are skewed somewhat, directionally, for ease of discussion in this nomination they are described as being east-west and north-south streets. The east-west streets onto which resources face are Charlotte Avenue, McIver Street, Maple Avenue, Hickory Avenue, and Oakwood Avenue. The north-south streets within the district include South Second, Third, Fourth, Fifth, Seventh, and Eighth streets. The two primary streets are McIver and South Third streets.

The topography of the district is largely flat, although some houses stand on a slight rise above the street. Numerous large trees shade the district. Manmade features, in addition to the district's buildings and structures, include occasional brick or concrete retaining walls as well as streets and concrete sidewalks. On most streets there is a narrow grassy strip between the sidewalk and the street, although on South Third Street there are no planting strips and on Maple and Oakwood avenues there are wide planting strips, much of which has been planted with crepe myrtles. The district has a single public park – Temple Park, located at the east end of the

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district. It is designed for two ball fields rather than amenities, such as playgrounds and picnic areas that often accompany public parks.

The East Sanford Historic District is comprised of a concentrated group of historic buildings and one historic site dating from 1894 to 1960. The cohesiveness of the district is visually apparent when compared with its surroundings. Although numerous houses and some other buildings fill the areas north and east of the district, they do not continue the cohesive character seen within the district. Some of the buildings in these two areas are of the same periods and styles as those found in the district, but they are largely intermixed with numerous houses built after the mid-twentieth century, houses that have been substantially altered, larger and modern institutional buildings, and vacant land. The areas to the south and west of the district contrast even more sharply with its character. Railroad tracks running northwest-southeast border the southwest corner of the district. Light industrial buildings and vacant land fill the areas along the tracks south and southwest of the district. West of the district there are a few houses, but this area is filled primarily with light industry and vacant land. Farther west is Sanford's historic commercial center.

In the century since the eastern section of Sanford was laid out into streets, blocks, and lots, some of the lot lines have been revised as some parcels have been combined over time and others have been split for new construction. In addition, historic and current maps suggest the location of alleys crossing the blocks along either side of Charlotte Avenue, dividing them into quadrants. Whether these were ever active is not clear; they are not apparent today. Lot sizes vary somewhat, but typically range from fifty, seventy-five, or 100 feet wide by 200 feet deep. Likewise, building setbacks vary, while remaining relatively consistent along each street. A setback of approximately ten feet is typical. Some exceptions to the norm include the Deaton-Makepeace House at 304 Oakwood Avenue, the East Sanford Graded School at 219 Maple Avenue, the Short Stop Food Mart at 228-232 McIver Street, and the houses at 229 and 311 McIver Street, all of which have setbacks of approximately fifty to seventy-five feet.

The scale, proportions, materials, level of decoration, and design quality of the district's primary resources help to define its overall character. The vast majority of buildings are domestic in scale. Exceptions include the East Sanford Graded School, two churches, and a commercial building. The school is the largest building in the district, while the smallest primary building is the concrete-block house at 220 McIver Street. Seventy-four percent of the primary buildings are one-story in height, compared with only sixteen percent that are one-and-a-half stories and ten percent that are two stories. No buildings are taller than two stories. Ninety-eight primary buildings – nearly eighty percent, are three bays wide.

Frame construction is predominant in the district, making up eighty-four percent of the primary buildings. Sixty percent of these retain their original wood siding, while forty percent have replacement siding – mostly vinyl, but also aluminum and asbestos shingle. Brick



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construction accounts for only fourteen percent of the district's primary buildings, and the remaining two percent are of concrete-block construction.

Throughout the district, building decoration – when it exists – is relatively simple and is generally in the same material as the body of the building. The oldest buildings in the district exhibit some turned and sawnwork ornamentation, usually in gable ends or on porches. Other houses from the early twentieth century display simple Colonial Revival classical detailing, seen largely with porch posts and columns. The East Sanford Graded School and the Salem Congregational Christian Church also exhibit classical detailing, but of a type and scale more typical of public buildings. The district's bungalows incorporate typical Craftsman-style detailing, and Minimal Traditional-style houses tend to show hints of Colonial Revival-style detailing. Overall, the quality of design and workmanship of the district's primary buildings is good.

The East Sanford Historic District developed primarily during a period of just over half a century, from 1894 to 1960. The first Sanborn map for this area dates from 1915, by which time a third of the district's primary buildings had been constructed. Still, the Sanborn map series – dating from 1915, 1925, 1930, and 1938 – helps provide a picture of the district's development. Except for the Deaton-Makepeace House, which was built at the corner of Oakwood Avenue and South Third Street near the south end of the district ca. 1900, the earliest houses were built along the east-west corridors of Charlotte Avenue, McIver Street, and Maple Avenue. Almost all of the district's two-story houses are located in the 200-300 blocks, closest to the center of Sanford with its commerce and industry. However, even from the earliest years, the two-story houses were built alongside more modest one-story dwellings. After 1915, almost all houses built were one or one-and-a-half stories. Construction continued at a steady pace between 1915 and 1925, when an additional twenty-seven percent of the district's buildings were erected, so that the years prior to and including 1925 account for sixty percent of the primary buildings. Then, construction slowed dramatically between the mid-1920s and the end of the 1930s, when only eight percent of the buildings that currently stand in the district were built. The 1940s and 1950s saw a flourish of construction, particularly in the post-war years, during which time thirty percent of the district's buildings were erected. Many of these houses filled spaces that had remained open from the earlier years of development. Only four buildings were constructed after 1960.

Architecturally, the district's buildings reflect the area's development by displaying several architectural styles popular during the years from the 1890s to the mid-twentieth century. The earliest houses were vernacular in character and consisted mostly of one-story, single-pile dwellings or two-story I-houses, many with a triple-A gable roof, or one-story L-shaped houses with front and side gables. Many of these reflect the Queen Anne style in having porches and/or gables with decorative turned or sawnwork ornamentation. Others are largely devoid of

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decoration or show the influence of the Colonial Revival style in having classical cornices and porch details. The years between 1915 and 1930 saw the construction of numerous Craftsman-style bungalows and porches of earlier houses remodeled with Craftsman-style porch posts. Several houses from the late 1930s are simple reflections of the Period Cottage style. Finally, numerous Minimal Traditional-style houses from the 1940s and early 1950s are interspersed throughout the district.

Building conditions in the district range from fair to excellent. Many houses have been well-maintained, but many others are in need of better upkeep. Only two houses – 305 Oakwood Avenue and 307 South Third Street – are known to have been moved, and one of these was moved from the adjacent property. The house at 223 Charlotte Avenue may also have been moved from its adjacent property. Many houses in the district have undergone some form of remodeling since they were built. These alterations consist primarily of the replacement of original wood siding with synthetic – usually vinyl – siding. Occasionally, windows have been altered and porches have been modified. However, for the most part, these houses continue to convey a strong sense of the period in which they were built. Of the district's 216 total resources, sixty-three percent contribute to the historic architectural character of the neighborhood, while thirty-seven percent do not. However, of the district's 127 primary resources, ninety-one percent are contributing. Thus, most of the noncontributing resources are secondary in nature, consisting primarily of post-1960 garages, carports, and sheds that have little impact on the overall physical character of the district from the street. Consequently, it can be claimed that the East Sanford Historic District possesses good historic integrity in terms of location, setting, design, materials, workmanship, feeling, and association.

### Inventory List

The following inventory list provides basic information for all properties in the East Sanford Historic District. Included are each property's name, current address, date or approximate date of construction and major alterations (when known), contributing or noncontributing status, and a summary of each property's physical character and history.

Property names used in the nomination are based on the first or earliest-known owner, occupant, or use associated with the building or on the building's most historically significant owner or use. Unless otherwise stated, roofs are asphalt-shingled and outbuildings are one-story.

Buildings, sites, structures, or objects that add to the historic associations or historic architectural qualities for which the district is significant, were present during the district's period of significance (1894-1960), relate to the documented significance of the district, and possess historic integrity, or that independently meet the National Register criteria are *contributing resources*. Buildings, sites, structures, or objects that do not add to the district's

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historic associations or historic architectural qualities for which the district is significant, were not present during the period of significance, do not relate to the documented significance of the district, or due to alterations, additions, or other changes no longer possess historic integrity, or that do not independently meet the National Register criteria are *noncontributing resources*. Lack of historic integrity occurs when alterations, additions, or the loss of original details hinder a building from conveying a strong sense of its appearance during the period when it achieved its significance. Parking lots and vacant lots are listed in the inventory, but are not counted as either contributing or noncontributing resources.

The inventory list is arranged geographically by street. East-west streets are listed first, starting at the north end of the district and moving south. They are followed by the north-south streets, starting at the west end of the district and moving east. Thus, streets are listed in the following order:

- Charlotte Avenue
- McIver Street
- Maple Avenue
- Hickory Avenue
- Oakwood Avenue
- South Second Street
- South Third Street
- South Fourth Street
- South Fifth Street
- South Seventh Street
- South Eighth Street

Properties on the north side of a street are listed before those on the south side, and properties on the west side of a street are listed before those on the east side. Within each street side, property addresses are listed in ascending order.

Property addresses and the contributing or noncontributing status of the district's primary resources are keyed to the accompanying district map. Secondary resources (outbuildings) are listed only within the inventory list. Survey files containing photo proofs, survey data entry forms, maps, and other physical or historical information on the district's properties are maintained in Raleigh by the State Historic Preservation Office.

Inventory entries are based on on-site recording and research conducted by Laura A. W. Phillips during the winter of 2010. Abbreviations for sources used are given in parentheses at the end of each inventory entry. The following is a list of source abbreviations and the names of the sources for which they stand. Complete citations are provided in the nomination bibliography.

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CD	City Directories
LCSF	Lee County Survey Files
Pezzoni	Dan Pezzoni, <i>The History &amp; Architecture of Lee County, North Carolina</i>
SM	Sanborn Maps
TR	Tax Records

Sanborn maps for the East Sanford neighborhood cover the years 1915 (partially), 1925, 1930, and 1938. Dating the district's earliest buildings is complicated by not having a map earlier than 1915 and by having that map cover only part of the district. Likewise, the gap between the 1938 Sanborn map and the earliest Sanford City Directory in 1950 makes dating during those years less precise and information on earlier residents of the district much less accessible.

### CHARLOTTE AVENUE (North Side)

#### House

Contributing building

203 Charlotte Avenue  
Ca. 1905; ca. 1930

The one-story, L-shaped, frame house has a brick foundation, German siding, and a gabled roof with a shed dormer on the front slope and an interior brick chimney. The front and side gables have elaborate sawnwork ornamentation. The three-bay façade has a central door and a replacement, shed-roofed porch across the west two bays. The Craftsman-style porch has single tapered or slender paired posts on brick plinths. The two sets of façade windows are tripled, with six-over-six sash flanked by four-over-four sash. All of the house's window sash are modern replacements, except for the dormer, which has three windows of two panes each. The replacement windows are primarily four-over-four and six-over-six sash, although a window on the west side has nine-over-nine sash. A curved, concrete retaining wall borders the front yard and continues westward to the corner of North First Street. There are no outbuildings (SM, LCSF).

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**House**

Contributing building

207 Charlotte Avenue  
Ca. 1905

The curved, concrete retaining wall that extends eastward from the corner of North First Street continues along the front yard of this house, where it ends. The one-story frame house features a brick foundation, German-sided walls, and a steep hipped roof with intersecting gables. The house has a classical cornice with cornice returns and classical corner posts. Fancy turned and sawnwork ornamentation decorates the gable peaks. A single, tall, interior brick chimney has a corbeled cap. The three-bay façade has a central door, a projecting east bay, and a hip-roofed porch across the west two bays. The original porch posts have been replaced with a wood framework to hold screening, although there is no longer any screening. A rear porch was enclosed after 1938. Windows are two-over-two sash shaded by metal awnings. A metal awning also carries across the front porch. A large tree stands northwest of the house (SM, LCSF).

**Garage/shed**

Noncontributing building

Ca. 1990

Behind the house stands a frame garage with shed. It has a side-gable roof and vertical board siding.

**House**

Contributing building

209 Charlotte Avenue  
Ca. 1905

This one-story frame house is similar to the house at 207 Charlotte Avenue. It has a brick foundation, weatherboard siding, and a steep hipped roof with intersecting gables and overhanging eaves. There is one interior brick chimney. Within each gable is a lunette window. The house has a rear ell and a projecting front wing. A hip-roofed porch with turned posts, sawnwork brackets, and curved rafter tails carries across the west two-thirds of the three-bay façade. Opening from the porch are a central door with a transom and a door that opens to the west side of the front wing. Both doors are replacements. Windows are mostly four-over-four sash. The west side of the rear ell has a smaller, paired, replacement window. On the east side, there is a smaller six-over-six sash replacement window as well as a window opening that has been covered with weatherboards. Three windows on the west side have metal awnings. A large oak provides shade to much of the house. There are no outbuildings (SM, LCSF).



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### House

Noncontributing building

215 Charlotte Avenue  
Ca. 1940; 1980s

This box-like Minimal Traditional-style house may have been moved to this site. Although typical of some post-World War II housing, it is not listed in the city directories until 1990. The simple, one-story frame house has a brick foundation, asbestos-shingle siding, a side-gable roof, and a rear shed room. Windows are metal, horizontal, two-over-two sash. At the center of the three-bay façade, the front door is sheltered by a gabled stoop with ironwork posts. The large corner lot has a brick retaining wall and numerous trees, mostly pines. There are no outbuildings (SM, CD, TR).

### (Intersection with North Second Street)

### House

Contributing building

221 Charlotte Avenue  
Ca. 1920

A comparison of the 1915 and 1925 Sanborn maps suggests that this frame house was built between those years, ca. 1920. The maps also suggest that at the time of its construction, the large corner lot was divided in two, and the house that had stood at this location was moved east to the newly created lot (present-day 223 Charlotte Avenue). However, this scenario is not certain. The house that stands on the northeast corner of Charlotte Avenue and North Second Street is a large, one-and-a-half-story Craftsman bungalow. By the 1940s, it was the home of Thurman F. Nance. The house has a brick foundation, weatherboard siding – except for the façade and front porch gable, which are sheathed in German siding – and a cross-gable roof with widely overhanging braced eaves. Low shed dormers rise from either side of the front gable. There are two brick chimneys: an exterior one on the west side of the house and a smaller, interior chimney near the rear of the house on the west side. Beneath the broad gable on either side of the house is a shallow, square projecting bay with a shed roof. Two three-sided bay windows with diamond-shaped muntins on the front of the house are of later origin (date unknown). Between them on the three-bay façade is the central entrance. An off-center, gabled porch with tapered wood posts set on brick plinths and a plain balustrade projects from the front of the house. It shelters the entrance with sidelights and the east bay. Most of the windows appear to be modern replacements (SM; LCSF; CD).

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**Storage Building**  
Ca.1970

Noncontributing building

The 1925 Sanborn map shows a garage at this location on the lot, but if this is the same building, it has been drastically altered, probably in the late twentieth century. The building has a split shed roof and siding that is a combination of corrugated metal, plywood, and chipboard. A five-panel door opens from the west side. The south façade has a decorative flair with lattice atop a picket “fence.”

**House**  
223 Charlotte Avenue  
Ca. 1910

Contributing building

This one-story frame house may have stood originally on the adjacent lot to the west. The square house with rear ell has a brick foundation, vinyl replacement siding, and a steep hipped roof with a front hipped dormer. The three-bay façade consists of a central door with sidelights and fluted pilasters, flanked by a single window on the west and a pair of windows on the east. Except for perhaps the six-over-six-sash façade windows, the other windows appear to be smaller replacements. A shed-roofed porch with ironwork posts and balustrade carries across the façade; Sanborn maps suggest that originally it wrapped around to the west side of the house. A large holly tree is in front of the house, and the front yard is bordered by white-painted rocks (SM).

**Outbuilding**  
Ca. 1970

Noncontributing building

This frame outbuilding’s original use is not clear. It does not appear on the 1938 Sanborn map. Its foundation could not be seen, but it has German siding and a gable roof with a scalloped bargeboard on the south end. Its standing-seam-metal roof is in deteriorated condition, and openings on the south and west sides of the building have been enclosed with boards. A shed is attached to the rear of the building.

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**CHARLOTTE AVENUE (South Side)****House**208 Charlotte Avenue  
Ca. 1910

Contributing building

The one-story frame house has a stuccoed foundation, weatherboard siding, and a gabled roof sheathed with standing-seam metal. Two brick interior chimneys with corbelled caps rise through the roof ridges. The house has a T-shaped form, with a projecting wing at the east end of the three-bay façade and a rear ell, also at the east end of the house. A shed-roofed porch with replacement posts and balustrade carries across the west two bays of the façade. The west-side porch on the rear ell has been enclosed with aluminum siding, and a shed room, also covered with aluminum siding, has been added to the rear of the ell. The house has a central front door and one-over-one sash windows. A brick retaining wall borders the front yard (SM).

**Shed**

Ca. 1910

Contributing building

A frame shed with a brick pier foundation, weatherboard siding, and a front-facing gable roof covered with standing-seam metal stands immediately behind the house. It has a five-panel door. Like the house, a shed at this location is shown on the 1915 Sanborn map.

**Shed**

Ca. 2000

Noncontributing building

Southwest of the house is a modern frame shed with vertical-board siding, a front-facing gambrel roof, and a metal door.

**Doghouse**

Last quarter twentieth century

Noncontributing structure

East of the gambrel-roofed shed is a doghouse made of a line of frame sheds and woven wire.

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**Mary E. Thomas House**  
210 Charlotte Avenue  
Ca. 1955

Contributing building

This small, one-story frame, modern house has a brick foundation, asbestos-shingle siding, and a slightly hipped roof with overhanging, boxed eaves. A brick chimney rises from the center of the house. The three-bay façade, whose west bay projects from the other two bays, has a central door and an engaged entrance porch with plain, slender posts lining the east side. A shed room with a front door and a row of side windows projects from the west side of the house. The house has paired windows with horizontal two-over-two sash. A large tree shades the front yard, which is bordered on the north and east sides by a concrete-block retaining wall with a brick cap. There are no outbuildings (CD).

**House**  
214 Charlotte Avenue  
Ca. 1905

Contributing building

This large, two-story frame house has been little altered. It was erected by local builder John Benjamin Matthews Jr., according to his daughter. The house has a brick foundation, German siding, and a multi-gabled roof. There are two interior brick chimneys with corbelled caps. A two-story wing projects from the west end of the three-bay façade, and a one-story ell extends from the west end of the rear of the house. A wood deck extends from the west side of the rear ell. Shallow, one-story, hip-roofed, square bays project from the front wing and the two sides of the house. A hip-roofed porch shelters the east two bays of the façade. Among the intact ornamentation are a classical cornice and corner posts, lunette windows in the gable ends, and elaborate turned and sawnwork ornamentation in each gable. The decorative front porch has slender, turned posts with delicate sawnwork brackets and a spindle freeze. The balustrade is added or a replacement of the original. Although a few of the windows are one-over-one sash, most are six-over-six sash. The central glass of the glass-and-wood-paneled front door is bordered by stained glass, and a transom tops the door (LCSF).

**Shed**  
Last quarter twentieth century

Noncontributing building

Behind the house is a frame shed with a broad gambrel roof.

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**E. Eugene Lanier House**  
216 Charlotte Avenue  
Early 1950s

Contributing building

This one-story, brick-veneered, Minimal Traditional-style house has a brick foundation and a side-gable roof. A gable-roofed side porch with ironwork posts extends from the east side of the house. A rear ell projects from the east end of the house. A partially enclosed carport with a low gable roof and Craftsman-style corner posts is an addition (date unknown) to the rear ell. The house has two chimneys – an offset exterior chimney at the east end of the house and an interior chimney rising from the rear ell. The three-bay façade has a central entrance sheltered by a gabled stoop with a round-arched soffit and ironwork support posts. Most windows are six-over-six sash. Typical of its period of construction, however, to the east side of the front entrance is a three-part window with a large single pane in the center flanked by a pair of narrow four-over-four sash. A chain link fence surrounds the front and east side yard of the house (CD).

**Shed**  
Ca. 2000

Noncontributing building

Southwest of the house is a small frame shed with plywood siding, a front-gable roof, and a door on the east end.

### (Intersection with South Second Street)

**Stacy Love House**  
222 Charlotte Avenue  
Late 1940s

Contributing building

Throughout the second half of the twentieth century, Stacy Love owned this one-story, brick-veneered house that is typical of many Minimal Traditional-style dwellings built after World War II. The house has a brick foundation, a side-gable roof, and one interior chimney. The three-bay façade features a central, Craftsman-style door flanked by two pairs of six-over-six sash windows. A small porch with ironwork posts and gable roof with a round-arched soffit shelters the entrance. Other windows are also six-over-six sash, and those on the sides and rear of the house are shaded by metal awnings. A small wing, recessed from the front of the house, projects from the east side, and a slightly larger wing extends from the west side of the house. The west wing has an engaged front porch with ironwork posts and a wraparound metal awning. A flat-roofed wing that may be an addition is located at the southwest corner of the house. The



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lower wall of this wing is brick veneered, while permastone sheathes the upper wall. A front door opens to the wing, and a three-part window is on the west wall (SM, CD, LCSF).

### **Garage**

Contributing building

Third quarter twentieth century

A single-bay, garage with a low, front-facing, gable roof and an opening on the north side stands southeast of the house. Three sides of the garage are sheathed with German siding; the fourth side has wide-board lapped siding.

### **Shed**

Contributing building

Third quarter twentieth century

Immediately behind the garage is a small storage building with wide-board siding, a side-gable roof, and a west-side glass-and-wood door sheltered by a small extension of the roof. A four-light window is on the south side.

### **Vacant Lot**

(Sanborn maps show that from at least 1915 to 1938, a one-story house with a wraparound porch stood on this vacant lot. Near the sidewalk is an unusual lamp post, one of seven located along the south side of the 200 block of Charlotte Avenue. It has a brick pedestal and a tapered wood shaft topped by a globe light.)

### **House**

Contributing building

228 Charlotte Avenue  
Ca. 1905

The early twentieth-century, double-pile frame house has a brick foundation, novelty wood siding with simple corner pilasters, and a steep hipped roof with a wide cornice and a small front gable. There are two interior chimneys. A small wing extends eastward from the southeast corner of the house. The three-bay façade has a central glass and wood-paneled front door, flanked by two single windows. These windows, like others on the house, are one-over-one sash. A hip-roofed porch with Tuscan columns wraps across the front and around the east side of the house. The wood balustrade appears to be a replacement. At the northeast corner of the front yard stands a light post, like the one on the adjacent vacant lot to the west, with a brick pedestal, a tapered wood post, and a globe light at the top. Flanking the north end of the driveway are the brick pedestals of what had been two additional light posts. Japon Christmas, who lived at 232

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Charlotte Avenue and owned additional property on the block, constructed the light posts from the porch posts of a bungalow that stood across the street (SM, LCSF).

### **Garage/shed**

Contributing building

Second quarter twentieth century

Southeast of the house stands what appears to have been a single-bay garage with brick-block walls (much of the west wall has collapsed), a hipped roof covered with standing-seam metal, and double-leaf wood door on the north end. Open sheds are attached to the east and south sides.

### **Thomas L. Rollins House**

Contributing building

230 Charlotte Avenue  
Late 1940s

Thomas L. Rollins was the first known occupant of this small Minimal Traditional-style house. The frame house has a brick foundation, German siding, and a broad, side-gable roof. There are two interior brick chimneys. Windows are a mix of four-over-four, six-over-six, and eight-over-eight sash. The three-bay façade has a slightly off-center entrance sheltered by a small, gable-roofed entrance porch with a segmental-arched soffit and slender wood corner posts. West of the entrance is a single window; east of it is a three-part window. Both are shaded by metal awnings, as is one window on the west side of the house. A small wing extends eastward from the east side of the house. A partial light post, originally like those on the nearby vacant lot and at 228 and 232 Charlotte Avenue, stands at the northwest corner of the front yard. It retains its brick pedestal and tapered wood shaft, but has lost its crowning globe (SM, CD).

### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house are two modern sheds. The westernmost shed is the larger of the two. It has a broad, front-facing gable roof, wood siding, and a door on the north end.

### **Shed**

Noncontributing building

Last quarter twentieth century

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Behind the house are two modern sheds. The easternmost shed is the smaller of the two. It has a broad, front-facing gable roof of lower pitch than the roof of the easternmost shed, wood siding, and a door on the north end.

### House

Contributing building

232 Charlotte Avenue  
Ca. 1926

This one-and-a-half-story brick bungalow has a brick foundation and a broad side-gable roof with widely overhanging eaves. The side eaves have unusual compound brackets with a cyma reversa-shaped under-piece and a pyramidal cap at the end. A shed dormer on the front roof slope is sided with asphalt shingles. There are two chimneys: one interior and one exterior on the east side. The three-bay façade has an off-center entrance with a glass door with sidelights and windows on either side. Most of the house's windows are one-over-one sash, but small fixed windows flank the east-side chimney. Also on the east side of the house, a three-part window with a short center section probably denotes the dining room. The full-façade porch has tapered wood posts set on brick plinths and an added balustrade. At the southeast corner of the house is an enclosed, frame service porch. At the two corners of the front yard stand two unusual light posts. Like others along this side of the block, Japon Christmas constructed them in the late twentieth century, using posts from a bungalow that stood across the street. Each has a brick plinth and a tapered wood post with a round light globe on top. The property is surrounded by a chain link fence (SM, LCSF).

### Carport

Noncontributing structure

Late twentieth century

Behind the house stands a large (two-car) carport with metal posts supporting a broad, arched, metal roof.

### (Intersection with South Third Street)

### John B. Matthews Jr. House

Contributing building

300 Charlotte Avenue  
1898; ca. 1940

John Benjamin Matthews Jr., described in 1897 as "a first-class contractor and workman," is said to have built a number of houses in the 200 and 300 blocks of Charlotte Avenue. He built his

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own house on part of the land in East Sanford that had been owned in the mid-nineteenth century by his maternal grandfather, Duncan D. McIver. The house is a two-story I-house with a two-story shed addition on the rear and a one-story rear ell. It has a brick foundation, narrow weatherboard siding, a side-gable roof with cornice returns, and three interior chimneys. The three-bay façade has a central entrance; windows are six-over-six sash. Originally, the house had a one-story, hip-roofed porch across the façade, topped by a center-bay, second-story porch. The porches had turned posts and a fleur-de-lis sawnwork band beneath the cornice. The upper porch, which was accessed by a second-floor door, also had a turned balustrade. Around 1940, the original porch was replaced by a classical porch with two-story classical posts and a dentiled cornice. However, the second-floor door and porch balustrade were retained. The balustrade rests on perhaps the most unusual aspect of the original house – the projecting front vestibule with curved corners of narrow vertical boards. Although the vestibule was retained, the front entrance itself was changed when the classical porch was added. Now it has sidelights and a fanlight transom. An ironwork fence crosses the front of the property and a chain link fence surrounds the rest. A modern gaslight stands in the front yard (LCSF; Pezzoni, 156-157).

**Garage/shed**  
Ca. 1980

Noncontributing building

Behind the house stands a garage/shed with plywood sides, a flat metal roof, and chain link panels across the west opening.

**House**

Contributing building

304 Charlotte Avenue  
Ca. 1910; ca. 1925; last quarter twentieth century

This one-and-a-half-story frame house has gone through several changes. The original house has a brick-pier foundation, novelty wood siding, and a central hipped roof with intersecting gables and a shed-roofed front dormer. The three-bay façade has a central door with sidelights, a projecting gabled bay with a bay window at the east end, and a porch that carries across the remainder of the façade. Probably around 1925, the original porch was replaced by a porch with Craftsman-style posts. The 1925 Sanborn map and two doors leading to nowhere suggest that a west-side porch was added at the same time. The side porch has since been removed. Today the porch has a brick corner post, a tapered Craftsman-style post, and a solid brick balustrade. Windows are replacements, and most are one-over-one sash. At the rear of the house is a hip-roofed addition and a gabled ell. Probably during the last quarter of the twentieth century, a

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room was added to the east side of the house. It has a concrete-block foundation, plywood siding, modern windows, and a shed roof that slopes slightly to the east (SM).

### **Shed**

Noncontributing building

Last quarter twentieth century

Southeast of the house is a gable-roofed shed with metal walls and roof.

### **McIVER STREET (North Side)**

#### **Field House**

Contributing building

217 McIver Street  
1938; 1990s

Local tradition says that this one-and-a-half-story brick-veneered Period Cottage was built by Dr. Isaac H. Lutterlow in 1939, but it is shown on the 1938 Sanborn map. The Lutterlows lived across the street, and this house was first occupied by a Miss Field. The house has a brick foundation, a three-bay façade, and a side-gable roof. There is a mix of window sash configurations, and windows have soldier-course lintels. Typical of its style, the house has a central, projecting entrance bay, with a steep, asymmetrical gable roof whose east slope swoops down nearly to the ground. Tucked in behind the swooping gable slope is a tall brick chimney. On the front half of the east side of the house is a one-story gabled porch with a side entrance. On the rear half of the west side of the house is a short two-story frame wing. Although the house has had many alterations since 1991, it retains the essential characteristics that identify it with the Period Cottage style. Changes include a pedimented entrance that replaced a round-arched entrance, a polygonal bay window with conical roof west of the entrance that replaced a double window, a pair of classical front dormers, and a two-story frame addition at the rear of the house. A brick and decorative ironwork fence has been built across the edge of the front yard (SM; LCSF).

### **Storage Building**

Noncontributing building

Last quarter twentieth century

Behind the house stands a frame storage building with German siding, a low side-gable roof, and a center entrance with a gabled stoop.



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Contributing building

219 McIver Street  
Ca. 1905

This early twentieth-century one-story frame house has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed with standing-seam metal. Each of the gable ends has a small, diamond-shaped louvered vent. There is one interior brick chimney. The house has a three-bay façade, is one-room deep, and has a one-story gabled rear ell. Most of the windows are two-over-two sash. A hip-roofed porch with turned posts, small sawnwork brackets, a solid, horizontal-board balustrade, and a metal-shingled roof carries across the façade and wraps around half of the east side of the house. After 1991, the left half of the front porch was enclosed to create an additional room. The enclosed room contains a small window and a door, since the enclosure covers the original center-bay entrance (SM).

**(Intersection with South Second Street)****House**

Contributing building

223 McIver Street  
Ca. 1905

This Colonial Revival-style house is nearly identical to the houses at 305 and 307 Maple Avenue, suggesting that they were constructed by the same builder, said to have been Makepeace Mills. The two-story frame dwelling has a brick foundation, weatherboard siding, and a metal-shingled hipped roof with cresting at the roof ridge. An interior brick chimney with a corbeled cap rises just west of the roof ridge. The house is distinctive because of its two-bay façade and expansive wraparound porch with Tuscan columns. The primary entrance – a door with sidelights and transom – is at the east end of the façade. Windows are all one-over-one sash. One-story rooms span the rear of the house (SM).

**Shed**

Noncontributing building

Late twentieth century

Behind the house is a modern frame shed with a double-leaf door on the south end and a gambrel roof.

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**House**

Noncontributing building

227 McIver Street  
Ca. 1920; 1990s

Except for its west rear wing, the form of this two-story frame house was originally very similar to the adjacent house at 223 McIver Street. However, since 1991 its hipped roof has been modified to a gable on the front and the west wing. The house has a brick foundation, weatherboard siding, and a gabled roof with a single interior brick chimney rising just west of the roof ridge. Original windows are two-over-two sash, but most have been replaced with horizontally-oriented two-over-two sash. The west wing also has small six-over-six sash. The front door, with sidelights and transom, is located in the east bay of the two-bay façade. A porch with Craftsman-style tapered wood posts on brick plinths wraps around the front and two sides of the core of the house. Part of the east side of the porch has been enclosed. There are one-story additions on the rear of the house (SM).

**House**

Noncontributing building

229 McIver Street  
1980s

Tax records give a 1969 date for this house, but up through 1980, it is not listed in city directories. The one-story, three-bay house has a concrete-block foundation, vinyl German siding, and a broad side-gable roof. Windows are six-over-six sash. A small, gabled, front stoop shelters the front entrance. A small wood deck is on the west side of the house. The house is set farther back from the street than the others on the block (TR; CD).

**House**

Contributing building

233 McIver Street  
Ca. 1910

This one-story, single-pile frame house with a gabled rear ell has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed in standing seam metal. The hip-roofed front porch that carries across the three-bay façade is supported by two classical posts and two square replacement posts. Windows are two-over-two sash (SM).

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### **Shed**

Late twentieth century

Noncontributing building

Behind the house stands a small metal shed with a gable roof.

### **(Intersection with South Third Street)**

### **Vacant Lot**

### **House**

303 McIver Street  
Ca. 1910

Contributing building

This one-story, double-pile, frame house has a stuccoed foundation, weatherboard siding, and a hipped roof with a small, center-front gable. Two interior chimneys pierce the roof. A hip-roofed porch shades the three-bay façade with its central entrance and flanking windows. The simple, classical posts are probably replacements, as turned pilasters with sawnwork brackets still stand against the façade wall. The façade windows are two-over-two sash, but those on the sides have been altered to hold smaller sash. A short ell extends from the rear of the house (SM).

### **Vacant Lot**

### **House**

307 McIver Street  
Late 1920s

Contributing building

The one-story frame bungalow has a brick foundation, weatherboard siding, and a front-facing gable roof with exposed rafters and square-cut wood shingles in the front gable. A single chimney rises from the roof ridge. Windows are four-over-one sash, and those on the sides have metal awnings. What appears to be a shed-roofed replacement porch (date unknown) carries across the east two bays of the three-bay façade and wraps around the east side, where the roof becomes a side gable. The porch has plain posts and a plain balustrade on the front; the side is screened. A wood-and-wire fence surrounds the yard (SM).

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### **Shed**

Last quarter twentieth century

Noncontributing building

Behind the house is a large frame outbuilding with a flat roof and the framework for a raised gabled section.

### **Robert L. Thompson House**

311 McIver Street

Last quarter twentieth century

Noncontributing building

Set back from the street, this one-story concrete-block house faces sideways on its lot. The house has a three-bay façade, but the particular fenestration could not be seen. A low, side-gable roof with weatherboarded gables covers the house. A chain-link fence surrounds the yard (TR).

### **Vacant Lot**

#### **(Intersection with South Fourth Street)**

### **House**

317 McIver Street

1980s

Noncontributing building

The one-story house has a stuccoed foundation, wall sheathed with T-111 siding, a front-facing gable roof, and a three-bay façade. A shed-roofed overhang on the front of the house is supported by knee braces. Windows are one-over-one sash. A brick walk leads to the front door. A six-foot wood picket fence surrounds the property (TR).

### **Shed**

Ca. 2000

Noncontributing building

Behind the house is frame shed with a concrete-block foundation, vinyl siding, and a side-gable roof.

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Contributing building

321 McIver Street  
Ca. 1910

The one-and-a-half-story frame house has a brick foundation, vinyl siding, and a side-gable roof with boxed eaves, cornice returns, and a front shed dormer with two sets of windows. Two interior brick chimneys rise through the ridge line of the roof. A hip-roofed ell and a modern wood deck extend from the rear of the double-pile house. A hip-roofed porch with ironwork posts shelters the three-bay façade, which has a central entrance with flanking windows. Sanborn maps show that originally the porch wrapped around the west side of the house. Windows are two-over-two sash, except those in the west gable, which are four-over-four sash. A chain-link fence borders much of the yard (SM).

**Garage**

Noncontributing building

Last quarter twentieth century

Northwest of the house is a three-bay frame garage with an open front supported by wood posts and a side-gable roof sheathed with standing-seam metal.

**Shed**

Noncontributing building

Last quarter twentieth century

Northeast of the house is a standing-seam-metal shed with a double-leaf door and a broad gambrel roof.

**House**

Contributing building

325 McIver Street  
Ca. 1905

The one-story frame house has a brick foundation, aluminum replacement siding, and a metal-shingle-sheathed triple-A gable roof with cornice returns. A gabled ell extends from the rear of the house; its porch has been enclosed. Windows are two-over-two sash. A hip-roofed porch carries across the four-bay façade. It has tapered wood posts and a replacement balustrade. The porch roof is covered with standing-seam metal. A wooden handicap ramp leads to the center bay of the porch. A picket fence runs along the front of the yard (TR; SM).



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**House**

Contributing building

327 McIver Street  
Ca. 1910

The form of this one-story frame house is unusual. The T-shaped building has a long façade with four bays beneath a side-gable roof and an additional, projecting bay that has a front-facing gable roof. The easternmost bay extends to the rear of the house to create an ell, which has a slightly projecting gabled bay on the east side. The house has a brick foundation, aluminum siding, one-over-one sash windows along with a picture window on the façade, and both exterior and interior chimneys. An engaged front porch with fluted columns on brick piers and an ironwork balustrade covers the western four bays, which include two doors. On the west end of the house, steps leading to the basement are covered by a metal shed roof supported by wood posts (SM).

**Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a small frame shed with a metal-sheathed gable roof and a door at the west gable end.

**Shed**

Noncontributing building

Last quarter twentieth century

Adjacent to the gabled shed is another frame shed with a shallow, metal-sheathed, shed roof and an opening at the west end.

**House**

Contributing building

329 McIver Street  
Ca. 1905

This one-story frame house has a brick foundation, novelty wood siding, and a triple-A gable roof with cornice returns on the side gables. Enlivening the house is the sawnwork ornamentation that decorates the peak of the front gable. A hip-roofed front porch with replacement ironwork posts shelters the three-bay façade. Original turned pilasters with sawnwork brackets remain in place against the façade wall. A gabled ell with east-side additions extends from the rear of the house. Windows are four-over-four sash. The front door is a replacement, and the large window opening west of the door has been altered to hold a single

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six-over-six sash. Part of a low, stone retaining wall with grapevine mortar joints remains along the west property line.

### **Shed**

Noncontributing building

Last quarter twentieth century

Northwest of the house is a frame shed with plywood siding and a metal-sheathed gable roof.

### **(Intersection with North Fifth Street)**

### **House**

Contributing building

401 McIver Street  
Ca. 1910

The one-story frame house has a replacement brick foundation, weatherboard siding, four-over-four and four-over-one sash windows, and a metal-shingle-sheathed triple-A gable roof with cornice returns. Somewhat unusual, the rear ell also has a triple-A gable roof. Two chimneys, one interior and one exterior, rise from the ell. The porch that ran across the rear of the house and down the west side of the ell has been enclosed. The symmetrical three-bay façade has a shed-roofed porch with tapered posts – covered with ersatz brick – set atop brick piers. The plain balustrade is modern. A chain link fence surrounds the yard (SM).

### **Shed**

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a small frame shed with vertical-board siding and a gambrel roof.

### **Roland Williams House**

Contributing building

403 McIver Street  
Late 1940s

This one-story, Minimal Traditional-style house has a brick foundation, German siding, and a side-gable roof. The three-bay façade consists of a central door, a large, three-part, fixed-pane picture window on the east side of the door and a replacement six-over-six sash window west of the door. Other windows are also replacement six-over-six sash. An added façade porch

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features a concrete floor, slender turned posts, and a shallow shed roof with a small gable above the entrance bay. Roland Williams was listed at this address in 1950 (SM; CD).

**Shed**  
1940s

Contributing building

Northwest of the house is a German-sided shed with a metal-covered, front-gable roof.

**Herbert L. Oldham House**  
405 McIver Street  
Late 1940s

Contributing building

Herbert Oldham was the first to be listed in the city directory as living at this one-story, frame, Minimal Traditional-style house. The house has a brick foundation, German siding, and a low-pitched side-gable roof. Windows are six-over-six sash, often with a metal awning. The house has a symmetrical, three-bay façade with a central door flanked by windows. The door has a gabled hood supported by knee braces. At the southeast corner of the house is a deep, engaged corner porch with a corner post and a turned balustrade that is probably an addition. Two windows and a door open to the porch (SM; CD)

**Shed**  
Later quarter twentieth century

Noncontributing building

Behind the house is a metal shed with a low-pitched front-gable roof.

**House**  
407 McIver Street  
Ca. 1910; late twentieth century

Noncontributing building

The one-and-a-half-story frame house has a concrete-block foundation, vinyl siding, and a side-gable roof with an added shed-roofed front dormer with two windows that projects out over the porch. Windows, some of which are replacements, are six-over-six sash. A one-story gabled ell extends from the west side of the rear of the house. The symmetrical three-bay façade has a central entrance with sidelights and a single window on either side. Sheltering the façade is a replacement hip-roofed porch with a concrete floor and square replacement posts (SM).

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**Shed**

Noncontributing building

Third quarter twentieth century

Behind the house is a frame shed with vertical plywood siding and a shallow, front-gable roof sheathed in standing-seam metal. The roof's west slope continues past the enclosed shed to cover an open car shed.

**Jimmie D. Gunter House**

Noncontributing building

409 McIver Street

Mid-1960s

City directories indicate that this one-story frame house was built between 1960 and 1966. Jimmie Gunter was the first listed occupant. The simple Ranch-style house has a brick foundation, vinyl siding, and a low-pitched side-gable roof. Windows are horizontal two-over-two sash. The four-bay façade has a central door with a metal awning. West of the entrance is a double window. East of the entrance are two smaller, one-over-one sash. Another entrance, also covered with a metal awning, is at the east end of the house

**Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a plywood-covered shed with a steep gambrel roof.

**House**

Contributing building

413 McIver Street

Ca. 1940

This simple, Period Cottage-style house has a brick foundation, a soldier-course brick water course, brick walls, and a side-gable roof. Windows are six-over-six sash with brick sills and soldier-course brick lintels. East of the entrance on the four-bay façade is a gable-roofed projecting bay. West of the entrance is an exterior chimney. Another chimney rises through the ridge of the main roof. A shed-roofed porch supported by two brick posts covers the west two façade bays. On the east side of the house is a short, off-center side wing with a gabled roof that matches the pitch of the main roof. The front (south) half of the wing has a shallow, engaged porch beneath the front half of the gable, which is sheathed with weatherboards. A shed-roofed carport or porch with metal posts and roof is attached to the rear of the house. In 1950, Horace A. Riddle was living here (SM; CD).

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### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a corrugated metal shed with a shallow gable roof.

### **(Intersection with South Sixth Street)**

### **House**

Contributing building

417 McIver Street

Ca. 1910; ca. 1920; 1940s

Sanborn maps suggest that this two-story, frame, I-house had been built by 1915, originally with a one-story rear ell. However, the 1925 map indicates that the ell had been changed to a one-and-a-half-story addition with a half-gambrel roof across the entire rear of the house. The house has a brick foundation, novelty wood siding, and a side-gable roof with cornice returns. Narrow exterior chimneys are found at the west end and rear of the house. Windows are two-over-two sash. The symmetrical façade is three bays wide and has a center entrance with a pedimented surround. The facade is sheltered by a two-story porch with a shallow shed roof and tall, fluted, classical posts that give it a Southern Colonial-style appearance. The porch probably dates from the 1940s (SM).

### **Albert G. Crissman House**

Contributing building

421 McIver Street

Late 1940s

Albert G. Crissman, a furniture salesman, was listed as the resident of this house in 1950. The one-story, frame, Minimal Traditional-style house has a brick foundation, vinyl siding, and a broad side-gable roof. There are two interior chimneys; windows are six-over-six sash. The house has a four-bay façade. The western three bays are symmetrical and are centered on the front entrance, which has a gabled stoop with square corner posts. At the east end of the house is a short gabled wing that takes up half the depth of the house. The wing has jalousie windows on the front and side (SM; CD).

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**Roland H. Seagroves House**

Contributing building

423 McIver Street  
Late 1940s

The Minimal Traditional-style, one-story frame house has a brick foundation, aluminum siding, and a side-gable roof with covered cornice returns. An off-center chimney is at the east gable end of the house. Three-over-one sash windows on the east end are probably original. Those on the front and west sides of the house are four-over-four and six-over-six sash and are smaller replacements. The symmetrical three-bay façade has a central entrance with a gabled entrance porch supported by square corner posts. A secondary entrance with a smaller gabled porch is at the east end of the house (SM; CD).

**Garage**

Noncontributing building

Last quarter twentieth century

Behind the house is a large frame garage with a concrete-block foundation, very wide lapped siding of undetermined material, and a broad gable roof. A wide opening covered with vertical boards is on the east side facing South Seventh Street.

**(Intersection with South Seventh Street)****House**

Contributing building

501 McIver Street  
Late 1920s

This largely intact, one-and-a-story frame bungalow has a stuccoed foundation, weatherboard siding, and a broad, side-gable roof with overhanging, braced eaves and exposed rafter ends. There is a matching gabled dormer on the front slope of the roof and two interior chimneys. A shallow, one-story, square bay extends from the west side of the house. The three-bay façade is configured with a door at the west end, a pair of windows in the center, and a single window near the east end. Windows are four-over-one sash. A flight of broad, concrete steps leads to the full-façade, shed-roofed porch. It has Craftsman-style supports – tapered wood posts that rest on tall brick plinths (SM).

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**Lloyd Smith House**  
505 McIver Street  
Late 1940s

Contributing building

Lloyd Smith was living in this Minimal Traditional-style house in 1950. The one-story frame house has a brick foundation, vinyl siding, and a broad, side-gable roof with cornice returns. An exterior brick chimney rises off center on the east side of the house. Another chimney is at the rear of a short, gabled rear ell. Windows consist mostly of six-over-six sash. At the east end of the three-bay façade is a single-pane picture window flanked by four-over-four sash. Brick steps with an ironwork railing lead to the gabled entrance porch with its ironwork posts and balustrade. A brick retaining wall runs along the front edge of the front yard (SM).

**Shed**  
Ca. 1950

Contributing building

Behind the house is a concrete-block shed with a door in the south end and a low front-gable roof.

**House**  
507 McIver Street  
Late 1920s

Contributing building

The one-and-a-half-story frame bungalow has a brick foundation, replacement siding, and a broad, side-gable roof with overhanging, braced eaves. A small gable with an eight-light window intersects the front slope of the main roof. A brick end chimney rises just off center on the east side of the house. Windows are eight-over-one sash. The three-bay façade has an off-center door with sidelights. On its east side is a single window; on its west side is a double window. A Craftsman-style engaged porch carries across the full façade. It has tapered wood posts on brick plinths and a vinyl, solid balustrade. A brick retaining wall runs along the edge of the front yard (SM).

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**Garage**  
Ca. 1970

Noncontributing building

Behind the house stands a two-car concrete-block garage with a broad, front-facing gable roof with weatherboarded gable ends. There is a pedestrian door at the west end of the façade.

### McIVER STREET (South Side)

**Isaac H. Lutterloh House**  
216 McIver Street  
1894; 1930s

Contributing building

This one-story, frame, Queen Anne-style house is one of the earliest and most unusual in the district. It has a brick foundation, weatherboard siding, and a roof with a pair of front-facing gables. The gable ends have cornice returns and are sheathed in diamond-shaped wood shingles. At the center of each gable is a wood louvered vent with decorative sawnwork sides and a peaked top. Beneath the boxed eaves on the sides of the house is a frieze with paired applied roundels, below which, on the west side, is a sawnwork fleur-de-lis band. An interior chimney rises on the west side of the house. Windows, some of which have metal awnings, are two-over-two sash; some of the lintels have applied decoration. A hip-roofed porch with a gabled entrance bay and a metal awning shades the three-bay façade. It retains turned pilasters and most of its fanciful sawnwork balustrade. A plain, replacement balustrade is at the east end. The Craftsman-style tapered wood posts on brick plinths probably date from the 1930s. Extending from the rear of the house is a gabled ell.

Dr. Isaac Lutterlow moved to Sanford in 1893 to practice medicine, opening an office on Chatham Street in the 1890s. In 1909, he built the Lutterlow Building at 201 Chatham Street. Lutterlow also served as Sanford's postmaster and as a federal commissioner. He and his wife, Ada, built their home for about \$650 (SM, Pezzoni).

**Greenhouse**  
Late 1930s

Contributing building

East of the house is a small brick outbuilding with a low gable roof. It has a door on the west side and a tall, six-light window on the east side. Initially it was used as a greenhouse (Pezzoni).



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### Vacant Lot

#### House

220 McIver Street  
Early 1950s

Noncontributing building

Although this house was built within the period of significance, its materials, form, and size do not contribute to the historic and/or architectural significance of the district. The small, three-bay house is built of concrete blocks and has a flat roof with overhanging eaves. The house has a six-panel front door and one-over-one sash windows of different sizes. A chain link fence encloses the side and rear yards (CD).

#### House

222 McIver Street  
Ca. 1910

Contributing building

Now a duplex, this one-story frame house has a brick foundation, vinyl German siding, and a gabled roof with standing-seam metal covering the front-gable wing and metal shingles covering the side-gable wing. There are two interior chimneys. Windows are replacement nine-over-six and six-over-six sash. The metal-covered, hip-roofed, wraparound porch has turned posts, sawnwork brackets, an added or replacement balustrade, and a gabled entrance bay. The porch's west end has been enclosed. Shed rooms are on the rear of the house. Angled bricks border planting strips along either side of the concrete front walk. A chain link fence on a low brick retaining wall encloses the front and side yards (SM).

#### Shed

Late twentieth century

Noncontributing building

A small, vinyl-sided shed with a low gable roof and entrance on the west side stands southeast of the house.

#### House

226 McIver Street  
Ca. 1920

Contributing building

The one-story frame bungalow has a brick foundation, weatherboard siding, and a hipped roof with a hip-roofed front dormer with three single-pane windows. An interior chimney rises from

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the east side of the roof. Windows are six-over-six sash, except for a smaller replacement one-over-one sash at the west end of the facade. The three-bay facade is sheltered by an engaged porch with tapered wood posts on brick plinths, a solid weatherboard balustrade at the east end and a weatherboard frieze (SM).

**Short Stop Food Mart**  
228-230-232 McIver Street  
Early 1970s

Noncontributing building

The only commercial building in the district is a long, one-story, brick-veneered structure with a broad, side-gable roof with wood gable ends, a front overhang, and plate-glass store windows and doors. In front of the store is a paved parking lot, at the northeast corner of which is a tall metal-and-plastic sign and a flat metal canopy that may have sheltered two gas pumps originally (CD).

### (Intersection with South Third Street)

**Vacant Lot**

**Vacant Lot**

**House**  
306 McIver Street  
Ca. 1920

Contributing building

Sanborn maps indicate that this house was built between 1915 and 1925. The two-story frame I-house has a brick foundation, weatherboard siding, and a triple-A gable roof. Chimneys are not visible. The house has four-over-four sash windows. A two-tier porch runs across most of the three-bay facade, and has Tuscan columns on the first story and plain posts and balustrade on the second floor. The first-story of the porch has a pent roof; the second story has a shed roof. A one-story gabled ell extends to the rear of the house. Its west-side porch has been enclosed, and a gabled wing that is parallel to the main body of the house has been added to the rear of the ell (SM).

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### Outbuilding

Contributing building

Second quarter twentieth century

At the rear of the property is a one-story frame outbuilding of unknown use. Its foundation could not be seen, and its shed roof appears to be covered with standing-seam metal. The building has wide weatherboard siding.

### House

Contributing building

308 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, and a steep hipped roof with intersecting front and side gables with cornice returns. There are two interior chimneys, a short rear ell, and six-over-six sash windows. A hip-roofed porch with turned posts and a plain replacement or added balustrade shelters the three-bay façade and originally wrapped around the east side of the house. However, the side portion has been enclosed (SM).

### Shed

Noncontributing building

Last quarter twentieth century

A frame shed stands southwest of the house. It has a concrete-block foundation, vertical board siding, a front-gable roof, and an open shed on the north side.

### Duplex

Contributing building

310-312 McIver Street

Early 1950s

The two halves of this one-story duplex mirror each other. The long, six-bay-wide building has a concrete-block foundation, concrete-block walls, and a side-gable roof with weatherboarded gables. Gabled wings project at either end of the façade, and an inset front porch spans the space between. The duplex has two interior chimneys. Windows are two-over-two horizontal sash, except for the façade picture windows, which have a large central pane flanked by vertical windows of four panes each. A chain-link fence borders the front of the yard; a wood picket fence runs down the east property line (CD).

(Intersection with South Fourth Street)

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### House

Contributing building

316 McIver Street  
Ca. 1910

This one-story frame house appears to be little altered. It has a brick foundation, weatherboard siding, and a triple-A gable roof sheathed with standing-seam metal. Small sawnwork brackets decorate the corners of the roof eaves on the east and west ends of the house. The symmetrical façade is five bays wide with a central glass-and-wood-paneled door and two windows on either side. All windows are four-over-four sash. A hip-roofed porch with chamfered posts and a German-sided balustrade shelters the porch. A two-room gabled ell extends from the rear of the house on the east side. The west side of the ell has an enclosed porch and a side wing with brackets at the corners of the eaves like those on the main body of the house (SM).

### Garage

Contributing building

Second quarter twentieth century

Behind the house stands a single-bay garage with German siding and front-gable roof covered with standing-seam metal.

### Shed

Contributing building

Mid-twentieth century

Adjacent to the garage is a frame shed with German siding and a gable roof with exposed rafter ends.

### House

Contributing building

318 McIver Street  
Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, replacement six-over-six sash windows, a replacement front door, and a triple-A gable roof sheathed with standing-seam metal. Two chimneys – one interior and one exterior – rise through the roof. A hip-roofed porch with replacement turned posts covers the five bays of the symmetrical façade. A gabled ell extends from the rear of the house (SM).

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### Parking Lot

A paved parking lot associated with the Sanford Congregational Christian Church is located between the house at 318 McIver Street and the parsonage at 326 McIver Street.

### Sanford Congregational Christian Church

Contributing building

328 McIver Street

1904; 1924; 1949

Sanford Congregational Christian Church was organized in 1903. The following year a frame church was built at the location the congregation still occupies. The church had front and side gables and a corner tower. After the church was remodeled and raised to provide a basement in 1923, a disastrous fire in 1924 nearly destroyed it. However, it was quickly rebuilt. In 1949, the church took on its present appearance when it was brick veneered and remodeled in the Colonial Revival style. At the same time, a large, two-story, cross-gabled, education addition was built to the rear of the church. It has six-over-six sash windows with soldier-course lintels that echo the flat-arched lintels of the sanctuary windows. A tall flight of brick steps leads to a central, projecting, gabled entrance bay with a recessed double door. The gable above the entrance holds a large, multi-pane double window. The entrance bay rises to the base of a central, three-stage belfry and steeple. The first two stages are sheathed with vinyl siding and are decorated with corner urns. The third stage of the belfry has large, multi-pane fixed windows. Masonry is used to provide much of the exterior ornamentation, including cast stone for the water course, window sills, and keystones above the flat-arched windows. Brick is used for raised panels beneath the water course, corner quoins, and for herringbone panels in two blind windows flanking the entrance bay. The roof has a boxed cornice, under which is a wide frieze board. Tall windows on either side of the building contain eighteen panes. Basement windows are eight-over-eight sash (LCSF). Next to the sidewalk northwest of the church is brick monument church sign with multi-stepped ends and a peaked top. Set within the brickwork is a pedimented frame and glass sign and message board.

### Sanford Congregational Christian Church Parsonage

Contributing building

326 McIver Street

Ca. 1950

Around the same time the church was brick veneered and enlarged, a new parsonage was built immediately to the west. It is a one-and-a-half-story brick house in the Colonial Revival style. The steep, side-gabled roof has three gabled dormers across the front and a

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shed dormer on the rear. The five-bay façade has a central entrance with fluted pilasters and a five-light transom. It is flanked by two windows per side. Windows are one-over-one sash. An off-center chimney rises between the west end of the house and a one-story, frame, gabled, side wing. A short, one-story, shed-roofed, rear ell is at the east end of the house. A large carport is attached to the rear.

**Proctor Building**  
1956

Contributing building

Behind the parsonage and oriented toward North Fifth Street is a one-story, brick-veneered, Ranch-style fellowship hall. It has a low, side-gable roof that forms an engaged porch supported by ironwork posts on its east facade. A gabled bay projects at the north end of the five-bay façade. Adjacent to it, a vinyl-sided room encloses one bay of the porch. A double-leaf entrance is flanked by a pair of picture windows. A chimney rises at the south end of the building. A gabled rear ell with an end chimney extends from the south end of the fellowship hall. The north side of the ell has a row of one-over-one sash windows above a low brick wall.

**Shed**  
Ca. 2000

Noncontributing building

Behind the Proctor Building is a German-sided metal shed with a low gable roof and a roll-up corrugated metal door.

### (Intersection with South Fifth Street)

**House**  
400 McIver Street  
Ca. 1905; ca. 1920

Contributing building

Contractor Robert T. Walker is credited with having built this one-story frame house. Little altered, the house has a brick foundation, novelty wood siding, and a roof with front and side gables with cornice returns. The house has interior chimneys. Windows are six-over-six sash. The three-bay façade has a central entrance. East of the entrance, a projecting bay has a single window. Another window is west of the entrance. A well-detailed, hip-roofed porch with turned posts and fancy sawnwork brackets carries across the west two bays of the façade. Behind the

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house is a gabled rear ell. Sanborn maps indicate that the west-side ell porch was enclosed and a gabled wing that runs westward from the ell was added between 1915 and 1925. A picket fence runs across the back yard (SM; LCSF).

### **Garage**

Contributing building

Second quarter twentieth century

Southwest of the house and facing South Fifth Street is a single-bay frame garage with a concrete-block foundation, weatherboard siding, a gable roof, and a double-leaf door.

### **House**

Contributing building

404 McIver Street  
Ca. 1905

This house served as the first parsonage for the nearby Sanford Congregational Christian Church during the early years of the twentieth century. The one-story frame house has a brick foundation, vinyl siding, one-over-one sash windows, and a triple-A gable roof with cornice returns. A gabled ell extends from the rear of the house. A hip-roofed porch shelters the symmetrical, three-bay façade. The porch has what appear to be replacement Craftsman-style tapered wood posts set on brick plinths (SM; LCSF).

### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with T-111 siding and a gable roof.

### **Carport**

Noncontributing structure

Last quarter twentieth century

East of the house is a two-car carport with metal pole supports and a broad, arch-shaped metal roof.

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**House**

Contributing building

406 McIver Street

Ca. 1910; last quarter twentieth century

The one-story frame house has a brick foundation, vinyl siding, four-over-four sash windows, and a triple-A gable roof with cornice returns. A frame gabled ell extends from the rear of the house; a gabled brick veneered addition has been built to the rear and east side of the ell. A hip-roofed porch with ironwork posts shelters the three-bay façade, which has a central door, a single window on the west side, and a three-part picture window on the east side (SM).

**Garage**

Noncontributing building

Last quarter twentieth century

Southeast of the house is a modern two-bay frame garage with weatherboard siding, roll-up doors, and a broad gable roof.

**House**

Contributing building

408 McIver Street

Ca. 1910

The one-story frame house has a brick foundation, vinyl siding, four-over-four sash windows, and a triple-A gable roof. The symmetrical three-bay façade has a glass-and-wood-paneled center entrance and a window on either side. A hip-roofed porch with square posts and a plain balustrade with rounded hand and foot rails shades the façade. A gabled ell extends from the rear of the house; its east-side porch has been enclosed (SM).

**Garage**

Noncontributing building

Last quarter twentieth century

A frame garage with T-111 siding, a gable roof, and a roll-up front door stands southeast of the house.



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**Alvie A. Smith House**

Contributing building

412 McIver Street  
1940s

This Minimal Tradition-style house was first listed in the 1950 city directory as the residence of Alvie A. Smith. It is a one-story frame house with a brick foundation, asbestos-shingle siding, and a hipped roof with a projecting front-gable wing. An exterior chimney is on either side of the house. Windows are one-over-one sash. On the three-bay façade, they are in groups of three flanking a central door. The front yard has been paved for parking (SM; CD)

**House**

Contributing building

416 McIver Street  
Ca. 1920

This one-and-a-half-story frame bungalow has a stuccoed foundation, weatherboard siding, and a side-gable roof with overhanging braced eaves and a gabled and braced front dormer with exposed rafter ends and a row of four three-over-one sash windows. The front slope of the gable roof flares out to encompass a façade porch with tapered posts set on stuccoed brick plinths. The doors and windows of the three-bay façade are replacements of the originals; most of the original house windows are four-over-one sash. The house has a rear ell with a screened porch at its end (SM).

**House**

Contributing building

418 McIver Street  
Ca. 1920

The one-and-a-half-story frame bungalow has a brick-block foundation, weatherboard siding, and a broad, side-gable roof with overhanging, braced eaves. A gabled dormer that breaks out from the front roof slope has braced corners, exposed rafter ends, and a row of three two-over-two, horizontal-sash windows. An engaged porch with tapered posts set on brick plinths and an added lattice balustrade carries across the three-bay façade. The façade features a central door with sidelights and a pair of flanking windows. Windows are a combination of original four-over-one sash and replacement two-over-two horizontal sash. A one-story gabled ell extends from the rear of the house (SM).

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### House

Contributing building

420 McIver Street  
Ca. 1920

This one-story frame bungalow has a brick-block foundation, vinyl siding, and a hipped roof with overhanging eaves and a hipped front dormer with two windows. There are two chimneys – both exterior and interior – on the west side of the house. Windows are four-over-one sash. The three-bay façade has a central entrance with sidelights that appear to have been moved to the front of what is now a partially enclosed porch. The enclosed section of the front porch west of the entrance has a row of six-over-six sash windows. East of the entrance is an engaged porch with two tapered wood posts on brick plinths (SM).

### Vacant Lot

East of the house at 420 McIver Street is a grassy vacant lot at the corner of McIver and South Seventh streets.

### MAPLE AVENUE (North Side)

#### East Sanford Graded School

Contributing building

219 Maple Avenue  
1916; mid-twentieth century

C. Gadsden Sayre, a prominent public school architect in North Carolina, designed the East Sanford Graded School (otherwise known as the Sanford Graded School No. 2 and later as McIver School) which was built and opened in 1916. Contractor Joe W. Stout built the school at a cost of \$20,000. This was the third public school built in Sanford. Originally, the high school grades were on the second floor and the elementary grades were on the first floor. In 1925, the high school classes were moved to what was Sanford Middle School, and this became solely an elementary school. At one time, the school housed 500 to 600 students.

The original portion of the school is a two-story brick building with a brick foundation and a parapeted cornice. The five-bay façade is classically arranged with projecting center and end pavilions. Banks of six-over-six sash windows are now covered with corrugated-metal panels. An early postcard shows that originally a basement was also lined with windows, but these have been enclosed. A concrete belt course divides the basement from the first story. Paneled concrete spandrels divide the first floor from the second. Between the second-story windows

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and the cornice, a distinctive band of alternating brick and concrete panels surrounds the building. The cornice has soldier-course bands and a concrete cap. The cornice of the center pavilion has brick-outlined concrete panels with raised diamonds and a plain cartouche at the center. Also in the center pavilion, a flight of steps leads to the main entrance with its segmental-arched lintel and Tudor-influenced surround trimmed in concrete. The rear of the school is also divided into central and end pavilions with similar detailing. Additions include flat-roofed stairwells at each end of the building and a mid-twentieth-century, plain, one-story brick gymnasium/cafeteria connected to the east end of the building by a brick hyphen. A chain-link fence runs along the front of the property. In the grassy strip between the sidewalk and Maple Avenue is a long row of crepe myrtles planted in the early 1960s (SM; Pezzoni; LCSF).

### (Intersection with South Third Street)

**Jones House**

Contributing building

301 Maple Avenue  
Ca. 1905

This expansive, two-story frame house follows the Queen Anne style in form but the Colonial Revival style in its detailing. It has a brick foundation, vinyl siding, and a steep hipped roof with three intersecting gables – two on the front and one on the west side – with cornice returns and a round-arched window in each. The eastern bay of the three-bay façade projects as a two-story bay window, at the top of which elongated brackets with drops decorate the cornice soffit. At the center of the façade is the main entrance, which has a transom. Windows are one-over-one sash. A one-story porch with Tuscan columns wraps from the west side of the two-story bay window, across the remainder of the façade, and halfway down the west side of the house, ending at a side door. The gabled front entrance bay with cornice returns projects slightly from the rest of the porch, accenting the main entrance. A post-1938 two-story rear addition covers part of the one-story rear ell. This was the home of the Jones family in the early twentieth century (SM; LCSF).

**John R. Powers House**

Contributing building

303 Maple Avenue  
1940s

This one-story, frame, Minimal Traditional-style house was probably built in the years immediately after World War II. Contractor John R. Powers was listed at this address in 1950. The house has a brick foundation, vinyl siding, and a side-gable roof. Windows are four-over-

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four sash. The front entrance and an adjacent window are at the west end of the three-bay façade. They are sheltered by a gabled entrance porch with square corner posts and a plain balustrade that continues down the front steps (CD).

### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a small shed with standing-seam metal sides and a shed roof.

### **Joseph Phillips House**

Contributing building

305 Maple Avenue  
Ca. 1905

The Joseph Phillips family is the first to be associated with this two-story frame house. It is nearly identical the houses at 307 Maple Avenue (next door) and 223 McIver Street. The house has a brick foundation with brick piers and brick lattice beneath the porch. Weatherboards cover the walls and a hipped roof is pierced on the west side by a chimney. The double-pile, two-bay-wide house is distinguished by its Foursquare form, side-hall plan, and wraparound porch. The porch, which has paneled posts with Composite capitals and a plain balustrade, has been partially enclosed on both the west and east sides. Most windows are one-over-one sash, but the first-story façade window has a large, single pane with a large transom. The front entrance has sidelights and a transom. One-story rooms run across the rear of the house. Although the house appears to be in sound condition, it suffered a fire more than twenty years ago and has been boarded up and condemned (SM; LCSF).

### **Central Carolina Hospital Nurses' Dormitory**

Contributing building

307 Maple Avenue  
Ca. 1905

The Formy-Duval family were longtime owners and occupants of this two-story frame house. However, originally it served as a nurses' dormitory for the Central Carolina Hospital that stood nearby at the northeast corner of Maple Avenue and South Fourth Street. The Foursquare house – two bays wide and two-rooms deep – is nearly identical to the houses at 305 Maple Avenue (next door) and 223 McIver Street. It has a brick foundation with brick lattice infill beneath the porch, weatherboard siding, a hipped roof, an interior chimney on the west side of the house, and one-over-one sash windows. The house has a side-hall plan. The front entrance has sidelights and a transom, and the adjacent window has a stained-glass transom. The one-story wraparound

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porch features columns with Composite capitals. One-story rooms run across the rear of the house. Like the Joseph Phillips House, this house has been condemned, and its first-floor doors and windows have been boarded up. Nevertheless, the exterior of this little-altered house appears to be in good condition (SM; LCSF).

### **Mawyer House**

Contributing building

309 Maple Avenue  
Ca. 1905

Prominent Sanford builder Robert T. Walker is believed to have constructed this house for Mrs. Amy Mawyer. Typical of its period, it is a one-story frame house with a brick foundation, weatherboard siding, a steep hipped roof with intersecting gables, two interior chimneys, and a gabled rear ell with an enclosed porch. All gables have cornice returns, all but the rear ell gable have a small window, and the front gable peak is decorated with sawnwork ornamentation. Windows are six-over-six sash. The three-bay façade is centered on the main entrance – a glass-and-wood-paneled door with a transom. A hip-roofed porch with Tuscan columns carries across the façade and wraps around the east side of the house, although part of the east side has been enclosed. The balustrade and the decorative lattice are additions to the porch (SM; LCSF).

### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with particle-board siding, a shed roof, and a door on the east side.

### **MAPLE AVENUE (South Side)**

#### **House**

Contributing building

222 Maple Avenue  
Ca. 1920

This one-story frame bungalow has a brick foundation, square-cut wood-shingle siding, a hipped roof with curved rafter ends, and interior chimneys. A square bay projects slightly on the west side. Windows are Craftsman-style sash with the largest one on the façade being five-over-one. Metal awnings cover the side windows. The three-bay façade consists of two windows and, at the west end, a door with sidelights and transom. An engaged porch shelters the façade. It has tapered wood posts set on tall brick plinths and a wood-shingled balustrade and frieze. Added

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lattice “screening” provides partial privacy for the porch. A wood deck is attached to the rear of the house. A chain-link fence extends westward from the house to the property line (SM).

### **Carport**

Noncontributing structure

Last quarter twentieth century

A metal carport with a flat roof supported by poles positioned to create a V form stands west of the house.

### **McNeill House**

Contributing building

224 Maple Avenue  
Ca. 1910

The two-story frame house is among the largest in the district. The double-pile, three-bay-wide dwelling features a stuccoed foundation, weatherboard siding, a steep hipped roof with a front hipped dormer, and two tall interior chimneys. The front door and the windows – which are smaller than the originals – are replacements. On the east side of the house is a projecting entrance with a gabled roof with cornice returns. Perhaps the most distinctive stylistic feature of the Colonial Revival-style house is its one-story, hip-roofed porch, which extends across the front and wraps halfway around the two sides. It has classical wood posts and a gabled entrance bay. White-painted lattice has been added to create a balustrade. The first known occupant of the house, in the late 1910s, was a Mr. McNeill. In the 1920s, the house was associated with the Joseph family. Mr. Joseph operated a jewelry store in downtown Sanford (SM; LCSF).

### **(Intersection with South Third Street)**

#### **House**

Contributing building

300 Maple Avenue  
Ca. 1900

This early twentieth-century Queen Anne-style cottage has a brick foundation, narrow novelty siding, and a steep hipped roof with intersecting gables, each with a lunette window, small curved rafter ends, and fluted rakeboards. There is one interior chimney on the east side. Most windows are two-over-two sash with a dentiled lintel. The house has a three-bay façade with a projecting eastern bay and a center glass-and-wood-paneled front door with a fluted casing and a transom. A hip-roofed porch with replacement posts crosses the western two bays of the façade and wraps around half of the west side of the house. Originally, the house had a corner porch

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gazebo and a rear ell. In recent years, the ell was removed, moved to the south, and converted to a separate house (307 South Third Street). In the 1910s, a minister named Cavet occupied the house (SM; LCSF).

### **Garage**

Contributing building

Second quarter twentieth century

Southeast of the house stands a single-bay garage with German siding and a broad gable roof. The garage opening is on the north façade. A six-over-six sash window is located on the façade and on each of the sides. The west side also has a pedestrian door.

### **House**

Contributing building

304 Maple Avenue  
Ca. 1905

This early twentieth-century frame house has a brick foundation, vinyl siding, a hipped roof with intersecting gables, and a gabled rear ell with a recent hip-roofed addition. A lunette window is in each of the gables. Windows are replacement four-over-four and six-over-six sash. The front door is also a replacement and has a three-light transom. A shed-roofed porch with plain posts and balustrade carries across the three-bay façade. A chain-link fence surrounds the large yard (SM).

### **Shed**

Noncontributing building

Ca. 2000

Southeast of the house is a shed of some sort. It is covered with moisture-barrier sheeting and other fabric. Its exact form and use could not be determined.

### **William B. Parker House**

Contributing building

308 Maple Avenue  
Ca. 1940

This one-and-a-half-story Period Cottage-style house has a brick foundation, German siding, and a steep, side-gable roof. A one-story gabled ell runs across the rear of the house. Windows are six-over-six sash. The western bay of the three-bay façade projects and has a front-facing gable roof and a triple window. The east-end bay has a single window. The center bay is brick-veneered and includes a round-arched entrance sheltered by an added, bracket-supported, shed-

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roofed hood. Just east of the entrance is a picturesque chimney. A secondary entrance with a shed hood is on the west side of the house. A chain-link fence surrounds the property. William B. Parker was listed as the occupant of the house in 1950 (SM; CD).

### **Shed**

Noncontributing building

Last quarter twentieth century

Southeast of the house stands a dilapidated shed-roofed outbuilding with standing-seam metal walls and roof and a plywood door.

### **HICKORY AVENUE (North Side)**

#### **House**

Contributing building

219 Hickory Avenue  
Ca. 1920

This little-altered bungalow is a one-story frame dwelling with a brick foundation, weatherboard siding, a front-gable roof with overhanging braced eaves and exposed rafter ends, and a central chimney. Windows are four-over-one sash, and a triple attic window is in the front gable. The symmetrical, three-bay façade has a central entrance with a window on either side. The engaged front porch features tapered wood posts set on brick plinths and has an added balustrade (SM).

### **OAKWOOD AVENUE (North Side)**

#### **Vacant Lot**

#### **House**

Noncontributing building

305 Oakwood Avenue  
Mid-twentieth century; 2009

When surveyed in December 2009, this one-story frame house had just been moved to its present location at 305 Oakwood Avenue. It has a concrete-block foundation, asbestos-shingle siding, and a gable-on-hip roof. Windows are mostly modern two-over-two horizontal sash. However, the three-bay façade has a single-pane picture window bordered on either side by narrow two-over-two sash. At the west end of the façade is an engaged corner porch with a plain corner post and balustrade. As late as 1992, a two-story frame house that was nearly identical to the houses at 305 and 307 Maple Avenue and 223 McIver Street stood on the site (LCSF).



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East Sanford Historic District  
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Contributing building

Northwest corner Oakwood Avenue and South Fourth Street  
Mid-twentieth century

At least until 1992, a handsome, early twentieth-century, two-story frame house with a side-gambrel roof, a projecting façade bay with a pedimented gable, and a classical porch stood at this site, then listed as 313 Oakwood Avenue. It was nearly identical to the house at 500 South Third Street. Although the house no longer survives, a barbeque building remains on the lot. It is significant as an unusual private example of this use-specific building form. The long, rectangular, frame building has a concrete foundation and a broad gable roof with overhanging eaves. The wall surfaces are indicative of this building type. The lowest third of the walls are sheathed in German siding, as are the gables. Otherwise, the walls consist of exposed corner posts and studs. The framework is visible on the interior, as well, and there is a concrete floor. The east end of the building has a door opening. Opposite the door opening at the west end is an exterior brick chimney. Inside, instead of a regular fireplace, two brick walls with a brick base rise the height of the building's lower walls and are spaced so that the whole is the width of the chimney. Rows of hardware inserted in the mortar joints at two levels allow for the placement of removable racks for barbequing. On the south wall adjacent to the fireplace is a wood cabinet the height of the solid lower wall.

**(Intersection with South Fourth Street)****House**

Contributing building

317 Oakwood Avenue  
Ca. 1920; mid-twentieth century

This one-story frame bungalow has a brick foundation, weatherboard siding, and a broad, front-gable roof with braced gable eaves and a three-part attic window. On the west side of the house, a small, intersecting gable roof with a wood louvered vent highlights the three-part window below that doubtless signifies the location of the dining room. Craftsman-style windows are eight-over-one sash. The three-bay, symmetrical façade features a central door with sidelights and flanking windows. It is sheltered beneath an engaged porch with tapered wood posts set on tall brick plinths. A wood handicap ramp leads from the sidewalk to the center bay of the porch. At the rear of the house is an addition covered by a hipped roof. A weatherboarded wing with a gable roof, a gable-end chimney, and a two-part façade window, each half with twenty panes, extends from the east side of the house immediately behind the front porch. Sanborn maps indicate that the wing was added after 1938; it may date from the 1950s (SM).

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**Carl H. Wilkins House**  
323 Oakwood Avenue  
Early 1950s

Contributing building

When this Minimal Traditional-style house was first listed in the city directory in 1954, it was the home of Carl H. Wilkins. The one-story house has a brick foundation with several basement windows, brick-veneered walls, and a side-gable roof with a broad, intersecting front gable that is sheathed with weatherboards. A single interior chimney rises through the roof ridge. Most windows are modern, horizontal, two-over-two sash. The center bay of the three-bay façade has a picture window with a large center pane and narrow side sash. The picture window and many of the other windows are shaded by metal awnings. The front entrance, reached by a set of brick steps with ironwork handrails, is located at the east end of the façade and is also covered by a metal awning. A porch with a weatherboarded gable roof, square corner posts, and an ironwork railing extends from the front half of the east end of the house. It has its own steps and entrance to the house (SM; CD).

**Shed**  
1950s

Contributing building

Northwest of the house is a frame shed with vertical-board siding, a shallow, off-center gable roof, and an attached, shed-roofed section extending from the west side.

**Outbuilding**  
Last quarter twentieth century

Noncontributing building

Behind the house is a one-story frame outbuilding, possible a workshop, with a concrete-block foundation, vinyl German siding, and a low gable roof. The façade has a modern door and a small window. A small window is also located on the east side.

### Vacant Lot

**House**  
329 Oakwood Avenue  
Ca. 1910

Contributing building

The early twentieth-century, one-story frame cottage is typical of many built in the period. It has a concrete block and stuccoed brick foundation, weatherboard siding with classical capped

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corner boards, and a steep hipped roof with small, intersecting front and side gables. Two interior chimneys have corbeled caps. All fenestration is currently boarded up. A hip-roofed porch with Tuscan posts and columns and a plain balustrade shelters the three-bay façade. A wood handicap ramp leads to the center-bay of the porch. A gabled ell extends from the rear of the house.

### (Intersection with South Fifth Street)

#### House

Contributing building

401 Oakwood Avenue  
Late 1920s

The one-story frame bungalow has a stuccoed brick foundation, weatherboard siding, and a front-gable roof with overhanging eaves and exposed purlins. Gabled wings project slightly from both sides at the rear of the house and at the front. A gabled ell with shed rooms on its west side extends from the rear of the house. There is one exterior chimney on the west side of the house and three interior chimneys. The house has multi-pane doors and eight-over-one sash windows. For many of the windows, however, part of the top sash has been covered on the exterior with plywood, apparently to allow the use of stock-sized storm windows. The façade is three bays wide, with the entrance in the center bay. A porch with square posts and a plain balustrade carries across the west two bays of the façade and wraps around the west side to the rear wing. Brick steps rise to the porch on front and side (SM).

#### Storage Building

Noncontributing building

Ca. 2000

Directly behind the house is a frame storage building with a concrete-block foundation, vinyl siding, a door on the west end, and a slightly bowed gable roof.

#### Carport

Noncontributing structure

Last quarter twentieth century

North of the storage building is a three-car metal carport with five metal posts on either side that curve in a slight arch to support the standing-seam metal roof.

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**House**

Contributing building

403 Oakwood Avenue  
1940s

This diminutive one-story house has a brick foundation, brick veneer siding, and a side-gable roof with a peak in the center where the gable of the rear ell joins that of the front of the house. The gables have cornice returns and a wide frieze board runs beneath the eaves. There is both an exterior chimney on the west side and an interior chimney. Windows are six-over-one sash with soldier-course lintels. The front entrance is at the west end of the four-bay façade and is sheltered by a gabled entrance porch with cornice returns, applied decoration in the gable, and decorative ironwork corner posts. On the west side of the house is a recessed entrance and porch. A shed-roofed addition is on the rear of the house. Daniel W. McFayden lived here in 1950 (SM; CD).

**Shed**

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a shed with plywood siding and a gable roof.

**House**

Contributing building

405 Oakwood Avenue  
Ca. 1920

This little-altered, one-story, frame bungalow has a brick foundation, German siding, and a front-gable roof sheathed in standing-seam metal. The roof has overhanging eaves with exposed rafter ends; the front gable features projecting purlins and a long, three-part window with six panes in each section. There is a single interior chimney. Windows are twelve-over-one sash and are paired on the façade. An engaged porch with tapered wood posts set on brick plinths and a plain, added balustrade shelters the three-bay-wide façade with its central Craftsman-style door with sidelights. Attached to the rear of the house is a shed addition.

**Storage Building**

Noncontributing building

Last quarter twentieth century

Behind the house stands a storage building with vinyl siding, a steep gable roof, and a plywood door on the west end.

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### **Shed**

Noncontributing building

Last quarter twentieth century

Northwest of the storage building stands a plywood shed with a shed roof.

### **OAKWOOD AVENUE (South Side)**

#### **Deaton-Makepeace House**

Contributing building

304 Oakwood Avenue

Ca. 1900

The Deaton-Makepeace House occupies a prominent site at the southeast corner of Oakwood Avenue and South Third Street. One of the most impressive houses in the district, the two-story frame dwelling displays the complex form of the Queen Ann style with the classicism of Colonial Revival detailing. It has a brick foundation, weatherboard siding, and a roof composed of a central pyramid with intersecting gabled wings. The front and side gables have fancy turned and sawnwork ornamentation and wood louvered vents. The two-story front- and side-gabled wings present as three-sided bay windows with decorative brackets beneath the angled soffits of the cornice. There are two interior chimneys and one exterior chimney. Most of the windows are one-over-one sash with molded cornices. Several on the first story, however, are more elaborate. For example, the upper sash of the center window of the front bay has an oval with muntins connecting it to each corner and to the midpoint of the top and bottom surrounds. The upper sash of the center window of the west side bay is surrounded by stained-glass squares and rectangles. On the side wall of the entrance bay is an oval window with a "keystone" at top and bottom and midway on each side. The front entrance, itself, has a rectangular glass panel, beneath which are two rows of three square panels each. Surrounding the door are sidelights and a transom. A substantial wraparound porch with Tuscan columns carries, in stepped fashion, across the three-bay façade and halfway down the east side of the house's first story. Two one-story gabled ells extend from the rear with an enclosed shed-roofed porch between.

The first two owners of the house were highly prominent members of the Sanford community. Francis Deaton was a civil engineer who served several terms as Lee County surveyor. In 1894, he surveyed the Matthews property, which made up the northeast portion of the present-day East Sanford Historic District. In 1899, he laid out into streets and lots most of the remainder of what constitutes the present-day historic district. Soon thereafter, he hired prolific local builder Robert T. Walker to build this house. Prior to the mid-1920s, Francis and Annie W. Deaton sold their house to W. R. and Mabel Shuman Makepeace. He was an executive with the Sanford Sash

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and Blind Company, the business established by his father, J. B. Makepeace. Additionally, W. R. Makepeace helped establish the Makepeace Box and Lumber Company in 1917 and its successor, the Makepeace Millwork Company, in 1928 (Pezzoni).

### **Shed**

Noncontributing building

Last quarter twentieth century

Southeast of the house stands a dilapidated frame shed with wood-panel siding and a corrugated-metal shed roof.

### **House**

Contributing building

308 Oakwood Avenue  
Ca. 1905; ca. 1920

The one-story frame house has a stuccoed foundation, vinyl siding, and a triple-A gable roof. A long gabled ell extends from the rear of the house. Windows are replacement six-over-six sash. The three-bay façade centers on the main entrance. East of the entrance is a single window; west of the entrance is a pair of windows. Brick steps rise to the hip-roofed front porch, which features tapered wood posts set on brick plinths. Concrete steps with wood handrails lead from the sidewalk up to the front yard. A wood privacy fence shields the side and back yards from the street.

### **House**

Contributing building

310 Oakwood Avenue  
Ca. 1920

This one-story frame bungalow has a stuccoed foundation, weatherboard siding, and a front-gable roof with overhanging braced eaves on the front and exposed rafter ends on the sides. In the center of the gable is a three-part window. Other windows are Craftsman-style eight-over-one sash. The three-bay façade is arranged with a central French door with sidelights flanked by two windows. A deep, engaged porch shelters the façade and has tapered wood posts set on brick plinths with an added ironwork balustrade. A brick walk leads from the house to the sidewalk, where ironwork balustrades flank steps. A chain-link fence separates the front yard from the back yard (SM).

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### Garage

Noncontributing building

Last quarter twentieth century

Southeast of the house is a frame, single-bay garage with a front-gable roof and an open shed attached to the west side.

### House

Contributing building

312 Oakwood Avenue  
Ca. 1910

This one-story frame dwelling appears to have undergone few exterior changes since its construction. It has a brick foundation, weatherboard siding, and a hipped roof with a wide frieze board, intersecting gables with cornice returns, and a pedimented front dormer. Beneath the pediment, the face of the dormer has a central window flanked by two wood louvered vents. The rectangular dormer window has a central diamond-shaped pane with muntins connecting each corner of the diamond to the midpoints of the top, bottom, and sides of the surround. Each of the gables has a tall-but-narrow, round-arched louvered vent with a wood keystone. The hipped roof flares outward on the front and east side of the house to engage a wraparound porch with Tuscan columns set on brick plinths and crowned with unusual, shaped caps. Windows are two-over-two sash, and the three-bay façade has a central entrance with what appears to be the original glass-and-wood-paneled door and transom. The rear of the house includes a gabled ell and enclosed shed rooms. Behind the house are several outbuildings. A chain-link fence surrounds most of the backyard (SM).

### Outbuilding

Noncontributing building

Last quarter twentieth century

Along the east property line next to South Fourth Street is a large frame building of unknown use. It has vertical board sides and a front-gable roof sheathed in standing-seam metal.

### Outbuilding

Noncontributing building

Last quarter twentieth century

Behind the house stands a frame outbuilding of unknown use. The rectangular building has narrow vinyl siding, a shed roof, a modern door and window on the north façade, and a shed-roofed entrance porch.

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## Outbuilding

Noncontributing building

Last quarter twentieth century

Behind the house and facing east is a frame outbuilding of unknown use. It has lattice around its foundation, plywood siding, a door on the east side, and a low side-gable roof.

## Outbuilding

Noncontributing structure

Last quarter twentieth century

Adjacent to the previously mentioned outbuilding is a small frame structure of undetermined use with a shed roof.

## (Intersection with South Fourth Street)

### Vacant Lot

## House

Noncontributing building

320 Oakwood Avenue

Ca. 1910; last quarter twentieth century

This one-story frame house has a brick foundation, T-111 siding, and a hipped roof sheathed with metal shingles. An interior chimney with a corbeled cap rises from the rear of the hipped roof. The house has a gabled, east-side wing and a gabled rear ell. Most windows are one-over-one sash, although two on the façade are replacement horizontal two-over-two sash. Originally the house had a three-bay façade and a hip-roofed wraparound porch, but the east side of the porch has been enclosed, resulting in a four-bay façade. The slender porch posts with collar braces and the balustrade are replacements. Brick steps with wood side rails lead to the porch entrance bay. A wood handicap ramp with a lattice balustrade rises along the west side of the house to the west end of the porch. The exterior of the house underwent numerous alterations during the last quarter of the twentieth century, although it retains its essential form, metal-shingled roof, and brick chimney (SM).

## Shed

Noncontributing building

Last quarter twentieth century

Southwest of the house is a metal shed with a gambrel roof.



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**House**

Contributing building

322 Oakwood Avenue  
Ca. 1905

The one-and-a-half-story frame house has a brick foundation, aluminum siding, and a steep hipped roof with intersecting front and side gables and a gabled front dormer. All gables have cornice returns. Two tall, interior chimneys with corbeled caps rise through the east and west roof slopes. Windows are replacement horizontal two-over-two sash. The house has a three-bay façade with a central door with transom and a wraparound hip-roofed porch with Tuscan columns (SM).

**Garage**

Noncontributing building

Last quarter twentieth century

Behind the house is a two-bay garage with vinyl siding, a roll-up door, and a front-gable roof. A large open shed is attached to the west side of the garage.

**Melvin Nelson House**

Contributing building

326 Oakwood Avenue  
Ca. 1945

The one-and-a-half-story Minimal Traditional-style house has a brick foundation, brick-veneered walls and a side-gable roof with an intersecting left front gable wing. An off-center exterior chimney is at the west end of the house, and an interior chimney is toward the rear. A shed-roofed porch that has been screened carries across the west two bays of the three-bay façade. Windows are three-over-one sash. The house has a rear addition and an added shed-roofed carport attached to the west side. A chain-link fence on a brick base surrounds the front yard. Behind the house is a wood fence, and a concrete-block wall encloses the east side yard. Melvin Nelson was the first to be listed in the city directory as occupying the house in 1950 (SM; CD).

**Brown House**

Contributing building

328 Oakwood Avenue  
Ca. 1946

Harvey M. Brown, a bricklayer, appears to have been the first occupant of this English Cottage-style house. The one-and-a-half-story dwelling has a stuccoed foundation, stuccoed walls, a broad front-gable roof with shed dormers on either side, and short, projecting front and east-side

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gabled wings, the latter with a stuccoed exterior chimney. Windows are six-over-six sash. The three-bay façade has a center entrance, and another entrance is on the center of the west side of the house. One of the most distinctive features of the house is the low-walled terrace across the eastern two bays of the façade (SM; CD).

### (Intersection with South Fifth Street)

#### House

Contributing building

400 Oakwood Avenue  
Early 1940s

The one-story, frame, Minimal Traditional-style house has a brick foundation, German siding, a broad, side-gable roof, and an interior chimney at the center front of the house. A gabled wing projects from the west end of the two-bay façade. Windows are three-over-one sash. The front entrance to the house is on the west side of the wing. A wraparound porch extends westward from the front wing and has plain posts. Raymond S. Burke was living here in 1950 (SM; CD).

#### Garage

Contributing building

1940s

Behind the house is a single-bay garage that appears contemporary with the house. It has German siding, a broad front-gable roof, and a room on the south side with a glass and wood-paneled door on the west end and a brick chimney on the south side

### SOUTH SECOND STREET (West Side)

#### Grace H. Petty House

Contributing building

106 South Second Street  
Ca. 1958

City directories indicate that Grace H. Petty was the original occupant of this Minimal Traditional-style house. The one-story dwelling has a brick foundation, brick-veneer siding, and a broad, side-gable roof. There is a single interior chimney. An enclosed porch is on the rear of the house. Windows are horizontal two-over-two sash. The three-bay façade consists of a central entrance, a pair of windows on the south side, and a picture window flanked by narrow sash on the north side. A gabled porch with slender corner posts shelters the entrance (CD).

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**House**

Contributing building

108 South Second Street  
Ca. 1910; ca. 1930

The main body of this one-story frame house appears to have been built ca. 1910. It has a stuccoed foundation, vinyl siding, and a steep hipped roof that is sheathed with standing seam metal. Two interior chimneys rise through the roof on the north and south sides of the ridge. Windows are one-over-one sash. A gabled porch that appears to have been built ca. 1930 shelters the three bay façade with its central entrance. The porch has plain posts and a vinyl-sided solid balustrade. The porch gable has a three-part window. Concrete steps lead to the porch, and a concrete retaining wall borders the front yard. Shed rooms extend from the rear of the house. The back yard is bordered by a wood picket fence (SM).

### **SOUTH SECOND STREET (East Side)**

**Leonard R. Tally House**

Contributing building

107 South Second Street  
Early 1950s

The one-story, Minimal Traditional-style house has a brick foundation, brick-veneer siding, and a side-gable roof sheathed with standing-seam metal. There is a central interior chimney and an off-center exterior chimney on the north gable end. Windows are six-over-six sash. The four-bay-wide façade has a center entrance with a narrow shed-roofed stoop with turned posts and balustrade. The same detailing is used on the gabled porch that covers the west half of the north side of the house. Leonard R. Talley occupied the house in 1954, according to city directories (CD).

### **SOUTH THIRD STREET (West Side)**

**House**

Contributing building

106 South Third Street  
Ca. 1920

This one-story frame bungalow has a brick foundation, weatherboard siding, a broad, front-gable roof with cornice returns, and an interior chimney. The front gable has a three-part window. Windows on the rest of the house are five-over-one sash. The three-bay-wide dwelling had an

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engaged front porch, but after 1938 the two outer bays were enclosed and sheathed with German siding. Shed rooms extend the rear of the house (SM).

### Vacant Lot

**Floyd L. Spivey House**  
110 South Third Street  
1940s

Contributing building

Floyd L. Spivey resided at this location in 1950 and, presumably, was the house's first occupant. Likely built shortly after the end of World War II, the Minimal Traditional-style house is a one-story dwelling with a brick foundation, brick-veneer siding, a side-gable roof, and an off-center exterior chimney on the south side. Windows are six-over-six sash. The three-bay façade has a central entrance that is sheltered by a gabled entrance porch with square posts and a plain balustrade. Metal awnings shade the porch. A small gabled addition is on the rear of the house (SM; CD).

### (Intersection with McIver Street)

**House**  
206 South Third Street  
Ca. 1940

Contributing building

The one-story frame bungalow has a brick foundation, German siding, a front-gable roof with exposed rafter ends, a pair of central chimneys, and a small, gabled rear ell. Windows are three-over-one sash, mostly in pairs. The three-bay façade has a slightly off-center door flanked by two sets of paired windows. The façade is sheltered by an engaged porch with slender, tapered wood posts set on brick plinths. The ironwork balustrade is an addition (SM).

**House**  
208 South Third Street  
Ca. 1910

Contributing building

The form of this one-and-a-half-story, weatherboarded, frame house is unusual for the East Sanford Historic District. It has a gable-front roof sheathed with metal shingles, curved rafter ends, an engaged front porch beneath the upper half story, a gabled wall dormer at the center of each side, and a projecting one-story, shed-roofed, square bay on the north side countered by a

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side entrance with a shed-roofed, braced hood on the south side. What appears to have been at one time a separate, one-story rear section with its own porch is attached to the main house by a hyphen. Most of the windows of the house are one-over-one sash; those on the rear section are two-over-two sash. The three-bay façade has a door at either end – the house is now a duplex – and a double window in the center. The front porch has square posts with simple caps. The slender, turned balustrade is probably an addition. Above the porch, the gable end of the half story has a center double window with a small louvered vent above and a diamond-shaped window on either side (SM).

### (Intersection with Cherry Street)

### (Intersection with Maple Avenue)

#### House

306 South Third Street  
Late 1920s

Contributing building

This one-story frame house has a brick foundation, German siding, and a side-gable roof with cornice returns. An exterior chimney rises front of center on the south side. Windows are three-over-one sash. The three-bay façade consists of a center entrance flanked by two sets of double windows. An entrance porch has paired corner posts and a gable roof with a segmental-arched soffit. Shed rooms and an open shed are on the rear of the house. The house is somewhat overgrown by vegetation. A tall wood fence runs along the north side of the property (SM).

### (Intersection with East Fulton Street)

#### House

310 South Third Street  
Ca. 1940

Noncontributing building

This one-story frame house may have been built prior to 1940, but its alterations make that hard to tell. It has a stuccoed foundation, vinyl siding, replacement six-over-six sash windows, a low hipped roof, and a hip-roofed front dormer with two porthole-like octagonal windows. The three-bay facade has a central entrance with two windows on either side. An engaged porch with plain posts shelters the north two bays of the façade, while the south end bay has been enclosed.

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**Truby Proctor House**  
314 South Third Street  
Late 1920s

Contributing building

Truby Proctor, who operated an oil company, and his wife, Zelma, lived in this house and attended the Salem Congregation Christian Church. A large side yard with trees separates the Proctor House from the house at 310 South Third Street. The house is a one-story frame bungalow with a brick foundation, vinyl siding, and a low hipped roof. An original hip-roofed dormer projects from the front roof slope. Additional dormers have been added to the north and south sides of the house. On the north is a large shed-roofed dormer; on the south is a pair of gabled dormers. Windows are one-over-one sash, except in the side dormers, which have six-over-six and four-over-four sash. An exterior chimney on the north side of the house flanked by small windows indicates that this was the living room. Also on the north side is a tripartite window with a central window flanked by a pair of more narrow windows. An engaged porch with tapered wood posts set on brick plinths carries across the three-bay façade, which consists of a central French door, a single window on the south side and a triple window on the north side. Shed rooms are on the rear of the house (SM; LCSF).

**Carport**  
Last quarter twentieth century

Noncontributing structure

Immediately behind the house is a large carport with metal support posts and a flat metal roof.

**Shed**  
Mid-twentieth century

Noncontributing building

Along the north edge of the property is a two-part frame shed with German siding and a shed roof.

**Garage/Apartment**  
Ca. 1940

Contributing building

Behind the house and carport, at the western edge of the property, is a large, two-story garage and apartment. The concrete-block building has a hipped roof and an exterior chimney on the north side. The door is at the northeast corner of the four-bay building, facing South Third Street. Metal casement and fixed windows range from eight to

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sixteen lights. The south side of the building, facing Hickory Avenue, has two paneled garage doors on the first story, each with a row of glass panes across the top.

**(Intersection with Hickory Avenue)**

**(Intersection with Sycamore Street)**

**Corner vacant lot, not included in district.**

**House**

Contributing building

414 South Third Street  
Late 1920s; ca. 1995

This one-story frame house is larger than it at first appears, because the main side-gable roof covers a dwelling that is three bays wide and only one room deep. However, what appears to be a simple hip-roofed rear ell when viewed from the north or south sides, in fact extends across the entire width of the house. At the northwest corner is an enclosed engaged porch. The house has a brick foundation and weatherboard siding. An exterior chimney rises on the north side of the house, and there is also an interior chimney in the rear section of the house. Windows are a mix of nine-over-one, six-over-one, and five-over-one sash. The façade has a center door with a double window on the south side and a triple window on the north side. The most unusual feature of the house is the façade porch. It has brick posts with alternating bands of red and tan brick. These replaced classical wood posts and a plain balustrade after 1992. The roof structure of the porch was not changed. Over the center bay is a gabled roof. On either side, the brick posts support a plate with a shaped end, on which long, shaped rafters rest and support a low shed roof. Along the south property line is a low, red brick wall with short tan-brick posts that hold horizontal metal bars (SM).

**Garage**

Contributing building

Late 1920s

Next to the low brick wall at the southwest corner of the property is a small, single-bay frame garage with weatherboard siding and a hipped roof. A flat-roofed section, also weatherboarded, is attached to the rear of the garage.

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**House**

Contributing building

500 South Third Street  
Ca. 1920

This one-and-a-half-story frame house is of the popular early twentieth-century Colonial Revival style, but with a Craftsman porch. It is nearly identical to the house that stood at 313 Oakwood Avenue (northwest corner of Oakwood Avenue and South Fourth Street) until the 1990s. The house has a brick foundation, weatherboard siding, and a gambrel roof. A front wall dormer rises to a pedimented gable with a lunette window. Lunette windows are also located in the peak of each side gambrel. Windows have a single-pane lower sash and an upper sash with a single, large, rectangular or square pane bordered by rectangular and square panes. The three-bay façade has a triple window in the center, and the entrance on the south end is balanced by a single window on the north end. The shed-roofed façade porch has slender, paneled and tapered wood posts set on tall brick plinths (SM; LCSF).

**Garage**

Noncontributing building

Third quarter twentieth century

Southwest of the house stands a large two-bay garage. It has a brick-block-veneered façade, concrete-block side and rear walls, and a weatherboarded broad front gable. What may be an earlier, hip-roofed, weatherboarded frame, one-bay garage is attached to the rear of the two-bay garage.

**House**

Contributing building

504 South Third Street  
Ca. 1920

This house and the adjacent house at 506 South Third Street are nearly identical. The house is a one-story frame bungalow with a brick foundation, weatherboard siding, a low hipped roof, and a rear shed addition. Windows vary from fifteen-over-two to twelve-over-two and six-over-six sash. A shed-roofed porch with classical posts and a solid, weatherboarded balustrade carries across the three-bay façade. The most unusual feature of the house is the center bay of the façade, which consists of a projecting three-sided bay sheltered by the porch. The front door was originally located at the center of the projecting bay, but in recent years it was replaced by a pair of six-over-six sash. A new front door is located in the south end bay of the façade. It replaced a window at that location (SM).



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**House**

Contributing building

506 South Third Street  
Ca. 1920

This house and the adjacent house at 504 South Third Street are nearly identical. The one-story frame house has a brick foundation, weatherboard siding, and a low hipped roof. Windows and the front entrance are replacements, although the entry is in the original location. The symmetrical three-bay façade with a three-sided projecting center bay is sheltered by a shed-roofed porch with classical posts and a weatherboarded balustrade. Both the porch roof and the main roof have exposed, curved, rafter ends. A large, round-arched window has been added to the south side of the house, and a wood deck has been added to the rear (SM).

**Shed**

Noncontributing building

Ca. 2009

Behind the house is a frame shed with plywood walls and a metal-sheathed gable roof.

### **SOUTH THIRD STREET (East Side)**

**House**

Contributing building

107 South Third Street  
Ca. 1920

This house and the adjacent house at 109 South Third are believed to have been built as speculative housing by a Mr. Wicker. The one-story frame bungalow has weatherboard siding, a gable-front roof with braced eaves and exposed rafter ends, and a central interior chimney. At the center of the front gable is ten-light peaked window with attached wood louvered vents on either side. The foundation could not be seen behind a covering of painted particle board. Windows are Craftsman-style eight-over-one sash. The two bay façade has a triple window on the north side and a French door with sidelights on the south side. The engaged front porch has tapered wood posts on brick plinths and an added wood balustrade. Above the porch supports is a frieze of vertical beaded boards (SM; LCSF).

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**House**

Contributing building

109 South Third Street  
Ca. 1920

This house and the adjacent house at 107 South Third Street are believed to have been built as speculative housing by a Mr. Wicker. The one-story frame bungalow has a brick foundation, weatherboard siding, a broad, side-gable roof, a central interior chimney, a hip-roofed rear ell with exposed rafter ends, and an enclosed, shed-roofed rear porch. The roof has widely overhanging, braced eaves and a gabled front dormer with braced eaves, exposed rafter ends, and a long, twenty-light window. The house's other windows are mostly Craftsman-style four-over-one sash. On the south side of the house, a three-part window arrangement with a central, horizontal window with four vertical lights flanked by a pair of narrow three-over-one sash denotes the location of the dining room. The two-bay façade consists of a door with four long vertical lights flanked by a pair of sidelights with two long vertical lights each at the north end and a triple window on the south end. An engaged porch shelters the façade and is comprised of chunky, tapered wood posts set on brick plinths at each corner, a central, small plinth with no wood post, and a plain balustrade (SM; LCSF).

**(Intersection with McIver Street)****Vacant Lot****Vacant Lot****(Intersection with Maple Avenue)****House**

Contributing building

307 South Third Street  
Ca. 1900; mid-twentieth century; ca. 2000

Originally this small frame cottage was the one-story rear ell of the ca. 1900 adjacent house on the corner on Maple Avenue and South Third Street (300 Maple Avenue). The ell is thought to have been detached from the parent house during the mid-twentieth century and turned into an individual dwelling. Probably around 2000, the house was remodeled. The main body of the house retains its original novelty siding. A gabled rear ell has weatherboard siding and a shed-roofed porch on its south side with plain, slender, paired posts and balustrade. The house has a stuccoed foundation, a side-gable roof, replacement sash windows that are smaller than the

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originals, and a replacement shed-roofed porch across its three-bay façade with plain posts and balustrade. On the northeast rear corner of the house is a projecting gabled wing. On the south side of the house, the gable end has curved, exposed rafter ends, indicating that this was the end not attached to the original building (SM; LCSF).

### **Shed**

Contributing building

Second quarter twentieth century

Northeast of the house stands a frame shed still on skids from having been moved from the backyard of 300 Maple Avenue (date unknown). It has German siding, a metal-sheathed gable roof, and a plywood door on the gable end.

### **Royal Moffitt House**

Contributing building

309 South Third Street  
Ca. 1920

Royal Moffitt is believed to have been the first occupant of this one-and-a-half-story frame bungalow. He and his brother were associated with the Moffitt Iron Works. The house has a brick foundation, vinyl German siding, and a broad side-gable gable roof with covered braced eaves. The front slope of the roof has an off-center shed-roofed dormer with three four-over-one sash windows. The main body of the house has one interior chimney and a partially exposed chimney on the south side. A hip-roofed, three-sided projecting square bay with a three-part window on the north side of the house suggests the location of the dining room. Most windows are four-over-one sash, but the central dining room window has diamond panes with stained glass. The south half of the façade has a porch that is engaged beneath the main roof, while on the north half of the façade, the porch projects beneath a front-gable roof with overhanging, covered, braced eaves and a horizontal three-part window, each section of which has three vertical panes. The entire porch is screened and has tapered posts, now wrapped in vinyl, set on brick plinths. The screening prevented the ability to see how many bays made up the façade. A large, wood, exterior stair rises with a midway landing on the south side of the house west of the chimney. Hip-roofed shed rooms extend the rear of the house and add a second story to the rear (SM; LCSF).

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### **Shed**

Noncontributing building

Second half twentieth century

Directly behind the house is a dilapidated frame shed with plywood siding and a metal-covered shed roof. An open, pergola-like shed is attached to its north side.

### **Shed**

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a metal shed with a shallow gable roof and an entrance on the west side.

### **Vacant Lot**

#### **(Intersection with Hickory Avenue)**

### **Gunn-Dimmick House**

Contributing building

401 South Third Street  
Ca. 1912; ca. 1920s; ca. 2000

This two-story frame house was built ca. 1912 by Tom Gunn, owner of the Gunn Veneer and Lumber Company. In 1918, Fred E. Dimmick, a dairy farmer in the Cumnock area of Lee County, purchased the house and moved to Sanford so that his children could more easily attend public school. After the house was damaged by fire in the 1920s, Dimmick removed a third story or attic to give the house its present roofline. Sometime since 1992, the house was remodeled. Today, it has a stuccoed brick foundation, vinyl siding, a low hipped roof, and interior chimneys. The front door of the two-bay façade is a replacement, and the windows are replacement nine-over-one sash. Originally there was a wraparound porch, but the north side porch has been enclosed. Classical columns have been replaced with plain brick posts. The house has a two-story rear ell with a hipped roof. A small, hip-roofed porch with a brick corner post fills the corner where the front part of the house meets the ell (SM; LCSF).

### **Garage**

Contributing building

Second quarter twentieth century

Behind the house and opening to Hickory Avenue is a one-bay garage with vinyl German siding and a front-gable roof.

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East Sanford Historic District  
Lee County, North Carolina**Sanford Chapel**

Contributing building

405 South Third Street  
1940s

Sanford Chapel was not shown on the 1938 Sanborn map, but by 1950 it was listed in the city directory at this location. The church has a brick foundation, brick-veneered walls and a gabled roof – a front gable over the sanctuary and a side gable over the south-side two-story education wing, both with cornice returns. The building has round-arched, clear-glass six-over-six sash windows, except for the windows on the south end, which are plain six-over-six sash. The basement windows have been infilled with tan brick. The main entrance is a double-leaf door with an elliptical fanlight leading into the education wing rather than the sanctuary. A gabled entrance porch with ironwork posts has an arched soffit that matches the arch of the fanlight. A lower, double-leaf door that enters the education wing has a small porch that matches that of the main door porch, except that it does not have an arched soffit. A small steeple tops the sanctuary roof. A brick monument sign with a peaked top and a message board stands in front of the church (SM; CD).

**House**

Contributing building

409 South Third Street  
Late 1920s

This one-story frame bungalow has a brick foundation, weatherboard siding, a three-bay façade, and a front-gable roof. A side-gable porch with tapered wood posts set on brick plinths wraps around the south two bays of the façade and the front half of the south elevation. Both the front gable of the house and the side gable of the porch are sided with square-cut wood shingles. There are two interior chimneys. Windows are one-over-one sash. Shed rooms are on the rear of the house (SM).

**Garage**

Contributing building

Second quarter twentieth century

Southeast of the house is a frame, single-bay garage with German siding and a front-gable roof.

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### **Carport**

Noncontributing structure

Last quarter twentieth century

Immediately north of the garage is a single-bay carport with metal “V” posts and a flat metal roof.

### **Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with a concrete-block foundation, vertical-board siding, and a low front-gable roof.

### **Vacant Lot**

#### **(Intersection with Oakwood Avenue)**

### **House**

Contributing building

507 South Third Street  
Ca. 1920

The one-and-a-half-story frame bungalow has a brick foundation, vinyl siding, and a side gable roof that swoops forward in the front to encompass a full-façade porch. A vinyl-sided rectangular enclosure of unknown purpose rests atop the roof. Windows are mostly Craftsman-style four-over-one, five-over-one, and eight-over-one sash. The south side of the house has a pair of four-over-one sash windows with a horizontal window strip of eight lights stretching between the tops of the two, the likely location of the dining room. The three-bay façade and its porch are the most distinctive features of the house. At the center of the façade is an impressive entrance with a Craftsman-style glass door flanked by Craftsman-style sidelights. A fourteen-light elliptical-arch transom with keystone crowns the whole. The outer two bays of the façade each have an eight-over-one window. The front porch consists of tapered wood posts – both slender and stout – set on brick plinths and a heavy balustrade with a wood cross at the center of each section. Steps to the porch rise from the north end. A brick retaining wall runs along the edge of the small front yard (SM).

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**House**

Contributing building

509 South Third Street  
Ca. 1920

The one-and-a-half-story frame house has a brick foundation, vinyl German siding, and a standing-seam-metal, front-gable roof with two gabled wall dormers on both the north and south sides. There is a central interior chimney. Windows are replacement one-over-one sash. A hip-roofed porch with tapered wood posts set on brick plinths shelters the first story of the façade. Originally, it wrapped around to the south side of the house, but this part was enclosed at some point after 1938. Broad concrete steps lead to the porch. A one-story gabled addition extends the rear of the house (SM).

**House**

Contributing building

511 South Third Street  
Ca. 1920

This simple, one-story bungalow has a brick foundation, vinyl German siding, a front-gable roof with covered braced eaves, and an interior chimney. Windows are one-over-one sash. The asymmetrical three-bay façade has a replacement door flanked on the north by a single window and on the south by a double window. An engaged porch with tapered wood posts set on brick plinths shelters the façade. Slightly inset rooms extend from the rear of the house (SM).

**House**

Contributing building

515 South Third Street  
Ca. 1920

This one-story frame bungalow has a brick foundation, weatherboard siding, a front-gable roof sheathed in standing-seam metal and with exposed rafter ends, and three interior chimneys. The front gable has a three-part window with the center section taller than the other two and all consisting of a single pane. Other windows are one-over-one sash. The three-bay façade has a central entrance, and the entire façade is sheltered by an engaged porch with square, classical posts (SM).

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### Outbuilding

Contributing building

Ca. 1920

At the southeast corner of the property facing Goldsboro Avenue is a one-story frame outbuilding with a concrete foundation, weatherboard siding, and a front-gable roof sheathed in standing-seam metal. A door and a boarded-up window are on the south side; another boarded-up window is on the west side.

### SOUTH FOURTH STREET (West Side)

### House

Contributing building

210 South Fourth Street  
Ca. 1935

This simple, one-story frame bungalow has a brick foundation, vinyl siding, a front-gable roof with covered braced eaves, and both an exterior and an interior chimney. Windows are one-over-one sash, and the front door – at the center of the three-bay façade – is a replacement. A hip-roofed, screened, front porch covers the door and two windows of the façade but does not extend across the entire façade. It has square corner posts and a solid, vertical-board balustrade. At the rear of the house is an enclosed porch. A chain-link fence surrounds the property (SM).

### Shed

Contributing building

Ca. 1935

Southwest of the house is a frame shed with weatherboard siding and a standing-seam-metal, front-gable roof.

### (Intersection with Maple Avenue)

### (Intersection with Hickory Avenue)

### House

Contributing building

406 South Fourth Street  
Ca. 1920

This typical bungalow is a one-story frame dwelling with a brick foundation, a broad side-gable roof with braced eaves and louvered vents, an interior chimney, and four-over-one sash



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windows. While the main body of the house has replacement vertical-board siding, the original weatherboarding remains from the top of the windows to the gable peaks. A gabled front dormer with braced eaves features an unusual design with a central square, wood-louvered vent flanked by a pair of square windows with three vertical lights each. The louvered vent may have replaced a third window like or similar to the other two. Above the central ventilator is a smaller, round-arched vent. On the south side of the house is a pair of sash windows with a horizontal row of eight panes aligned with the tops of the flanking windows. This arrangement suggests the location of the dining room. The symmetrical three-bay façade has a central Craftsman-style door with sidelights and a single window in each of the other two bays. The roof of the house flares outward to cover a façade porch with tapered wood posts set on brick plinths. A fence composed of concrete-block “posts” and wood rails crosses the front edge of the property, preventing access to the front walk (SM).

### **Shed**

Noncontributing building

Last quarter twentieth century

Southwest of the house stands a gable-roofed frame shed. The roof is asphalt-shingled and the walls are composed of weatherboards and wide boards or asphalt shingles. A window is in the gable end.

### **SOUTH FOURTH STREET (East Side)**

#### **House**

Contributing building

205 South Fourth Street  
Ca. 1940

The one-story frame house is a simple bungalow with a brick foundation, German siding, and a front-gable roof with a louvered vent in the gable end. There are both exterior and interior chimneys. Windows are six-over-six sash. The three-bay façade consists of a slightly off-center door with a pair of windows on the north side and a single window on the south side. A gabled porch, in line with the north slope of the main gable roof, shelters the entrance and the north bay of the facade. It is supported by slightly tapered, square, classical posts (SM).

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East Sanford Historic District  
Lee County, North Carolina**Cameron House**

Contributing building

211 South Fourth Street  
1940s

This one-and-a-half-story frame house displays the Minimal Traditional style with a hint of the Period Cottage style. The boxy house has a brick foundation, aluminum siding (vinyl on the south side of the front porch), and a broad, side-gable roof with an intersecting right-front gable. Windows are one-over-one sash. An interior chimney rises from the rear slope of the roof, but the primary chimney is an exterior front chimney with a south-side shoulder. The three-bay façade has a central entrance with a gabled entrance porch supported by a slender, square post. The south side of the porch has been enclosed by a wall wrapping around to the right front of the porch. Shed rooms are on the rear of the house. On the north side of the house, an exterior frame stair rises to the upper half story. In 1950, the house was occupied by Mrs. Annie A. Cameron, a widow (SM).

**Shed**

Noncontributing building

Last quarter twentieth century

Behind the house is a frame shed with plywood siding and a front-gable roof.

**House**

Contributing building

215 South Fourth Street  
Ca. 1920

Sanborn maps indicate that this boxy, two-story frame house was built as an addition to the Central Carolina Hospital, which operated at the northeast corner of Maple Avenue and South Fourth Street from 1906 to 1931. When the Lee County Hospital opened in 1931, the old hospital was converted to apartments and this addition was separated from the larger building and used as a house. The house has a brick foundation, weatherboard siding, and a hipped roof covered with metal shingles. A small gable with a window intersects the front roof slope. The house is three-bays wide and two-rooms deep. Windows are two-over-two sash and are plentiful at the second-story level, especially along the south side, which has a row of eight windows. A metal-shingle sheathed, hip-roofed porch with tapered wood posts set on brick plinths shades the façade's first story. A large, wood, handicap ramp runs parallel to the façade and turns to access the northernmost bay of the front porch. A post-and-wire fence surrounds the property (SM; LCSF).

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(Intersection with Maple Avenue)

(Intersection with Hickory Avenue)

(Intersection with Oakwood Avenue)

### House

Contributing building

511 South Fourth Street  
Ca. 1910

The one-story frame house has a brick foundation, weatherboard siding, and a triple-A gable roof with cornice returns on the side gables. A window is in the front gable. Windows are mostly six-over-six sash with some one-over-one sash replacements. The unusual five-bay façade has a central six-over-six sash window. It is flanked by a pair of doors, and a single window is in each of the outer bays. A hip-roofed porch with classical posts carries across the façade. A gabled ell extends from the rear of the house. A chain-link fence with a meshed cloth covering surrounds the back yard (SM).

### Shed

Noncontributing building

Last quarter twentieth century

Northeast of the house stands a frame shed that appears to consist of three parts: two opposing sections and a third, slightly taller section between the other two. All sections have shed roofs covered with standing-seam metal. (Details were difficult to see because of the fencing.)

### SOUTH FIFTH STREET (East Side)

### House

Contributing building

109 South Fifth Street  
Ca. 1910; ca. 1925

The one-story frame house has a brick foundation, German siding, and a triple-A gable metal roof with cornice returns. The center front door of the three-bay façade is a modern replacement, as are the six-over-six sash windows. Judging by its Craftsman-style features and the way it fits the house, the shed-roofed front porch with tapered wood posts on brick plinths and plain

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balustrade likely replaced an earlier porch. A gabled ell and shed rooms extend the rear of the house (SM).

### **SOUTH SEVENTH STREET (West Side)**

#### **James W. Jackson Jr. House**

Contributing building

206 S. Seventh Street  
Late 1940s

The first known occupant of this Minimal Traditional-style house was James W. Jackson Jr., a truck driver for the Sanford Brick and Tile Company. The one-story frame house has a brick foundation, vinyl German siding, and a side-gable roof. The three-bay façade has a slightly off-center door. The small entrance porch has a gable roof with a segmental-arched soffit and is supported by plain posts. Two replacement eight-over-eight sash windows flank with entrance. Other windows are also eight-over-eight sash. A one-story wing extending from the north side of the house is balanced by an open, single-bay garage wing on the south side (SM; CD).

#### **Shed**

Noncontributing building

Ca. 1990

Southwest of the house stands a utility shed with a low gable roof and metal sheathing.

#### **Paul T. Medlin House**

Contributing building

208 S. Seventh Street  
Late 1940s; last quarter twentieth century

Paul T. Medlin, a driver for Fields Fish, Oyster, and Ice Company, was the first known occupant of this simple house. The one-story frame dwelling has a brick foundation, vinyl siding, and a front-facing gable roof. One brick chimney rises on the south side of the house. Windows are replacement six-over-six and four-over-four sash. At the northeast corner of the two-bay façade is an inset, gabled porch with ironwork posts. The front door opens from the south side of the porch. At the rear of the house is a flat-roofed addition (date unknown) and behind it, an attached, flat-roofed, two-bay garage. A chain link fence surrounds the large lot, which extends westward nearly to the mid point of the block (SM; CD).

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### **SOUTH EIGHTH STREET (West Side)**

#### **Temple Park**

#### **Contributing Site**

204 South Eighth Street  
Ca. 1925, 1939; 1960s

Temple Park, a pair of ball fields that consumes the entire block bounded by McIver, South Seventh, and South Eighth streets and Maple Avenue, anchors the east end of the historic district. The two fields, separated by a chain-link fence, are oriented on a northwest-southeast diagonal. At each of those two corners of the block are low metal bleachers and an elevated wood stand with four corner posts, a bench and shelf, and a shed roof. Wood steps provide access to the stand. Near the northeast corner of the block is a small, brick, equipment shed with a gable roof. Closer to the corner is an angled brick wall with four brick pilasters that break the wall into thirds. The center is labeled: Temple Park, Lee County, Parks and Recreation. The northwest section is labeled: Elwell Turner Field. The southeast section is labeled: J. Vernon Isenhour Field. Next to the sign is a small gravel parking lot.

The 1925 Sanborn Map indicates that a "Base Ball Park" occupied the site at that time and that there was a fifteen-foot grandstand on the north side. Apparently, for a period between 1925 and 1939, the block was not used as a ball park and reverted to a field. In 1939, the WPA built a much larger grandstand. That frame structure curved around nearly one half of the field, had rows of bleachers, a canopy supported by wood posts, and restrooms beneath the stands. It stood until the 1960s (SM; LCSF).

Temple Park was named in honor of Will Temple, a local baseball star who played in the New York Giants organization. For a decade, Temple Park was the home of the Sanford Spinners baseball team. In 1939-1940 the team was part of the semiprofessional Tobacco State League. In 1941-1942 the team was a part of the Class D professional Bi-State League. After World War II, the team was part of the Class D professional Tobacco State League (LCSF).

Although the grandstand is gone and there is no longer a professional baseball team, Temple Park continues to be a ball field facility now operated by the county.

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### STATEMENT OF SIGNIFICANCE

#### Architecture/Builder, cont'd.

Matthews, John Benjamin Jr. – Builder  
Walker, Robert T. – Builder

#### Summary

Located just east of Sanford's historic downtown district (NR 1985), the East Sanford Historic District meets Criterion C for listing in the National Register for its local architectural significance. Unlike Sanford's Hawkins Avenue and Rosemount-McIver Park historic districts (NR 2000 and 1997, respectively), which illustrate a more affluent approach to domestic architectural styles, the East Sanford Historic District is a large neighborhood dominated by a more toned-down version of many of the same and later styles. Most of its 127 primary resources reflect what could be called the common man's approach to domestic architecture. Architectural types and styles represented in the district's houses, school, and two churches include vernacular one-story, single-pile or L-shaped houses with side gables, side and front gables, or triple-A gable roofs; two-story I-houses with the same roof forms; and simple examples of the Queen Anne, Colonial Revival, Craftsman, Period Cottage, and Minimal Traditional styles. Within the district is the East Sanford Graded School, designed by prolific statewide public school architect C. G. Sayre and built by contractor Joe W. Stout, as well as various one- and two-story houses erected by prominent local builders John B. Matthews Jr. and Robert T. Walker.

The 1993 "Historic and Architectural Resources of Lee County, North Carolina, ca. 1800-1942" Multiple Property Documentation Form (MPDF) provides historic context for the neighborhood and its architecture within the history of Sanford through "Urbanization and Agricultural/Industrial Expansion in Lee County, 1880-1919," pages E 2, 21, 23-26, and 28-31 and "Urbanization and Agricultural/Industrial Expansion in Lee County, 1920-1942," pages E 33-37. Most buildings in the East Sanford Historic District fall under two of the MPDF's associated property types – "Residential: Houses, Domestic Outbuildings, and Residential Landscapes," pages F 39-42, and "Institutional Buildings," pages F 54-55 – which expand the context for understanding the district's buildings prior to 1942.

According to the registration requirements for domestic buildings (houses and outbuildings) and institutional buildings (churches and schools) found on pages 42-43 and 56 of the MPDF, to be individually eligible for the National Register under Criterion C for architecture, such buildings must have been constructed before 1942, must illustrate some aspect

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of the county's architectural development, and should have a high degree of architectural integrity. The integrity requirement can be relaxed somewhat for the individual resources within an historic district, provided the majority of resources contribute to the historic and architectural character for which the district is significant. Sixty-three percent of the total resources and ninety-one percent of the primary resources in the East Sanford Historic District fall into this category.

The period of significance for the East Sanford Historic District covers the years from 1894, the date in which the Queen Anne-style influenced Isaac H. Lutterloh House, located at 216 McIver Street, is believed to have been built, to 1960, when East Sanford was still a vibrant neighborhood. Resources dating from after 1960 are not of exceptional significance. Additional historical information specific to the East Sanford Historic District and its resources, particularly those dating from 1942 to 1960, follows.

### Historical Background and Architecture Context

As the construction of residential buildings began to expand outward from Sanford's commercial core in the late nineteenth century, groundwork was laid for intentional expansion to the east. The 1871 map of Sanford indicates that some large lots had been laid out along Charlotte Avenue and McIver Street. However, it was not until the 1890s that major surveying efforts were undertaken in the East Sanford area. In 1894, Lee County surveyor Francis Deaton laid out into town lots around ninety acres belonging to Mrs. John B. Matthews. According to *The Sanford Express*, "Some of these are very desirable lots to build on and are beautifully situated." The northernmost section of the East Sanford Historic District is on part of this surveyed land (*Sanford Express*, May 3, 1894). In 1899, Deaton surveyed and laid out into streets, blocks, and lots a much larger area owned by A. P. McPherson that included most of the land now within the historic district (Pezzoni, 258). As shown on the "Map of the South Eastern Portion of Sanford, N. C. and the Adjacent Lands," this expansive area went from McIver Street south to Newberne Avenue and east to beyond Tenth Street. With these surveys, the stage was set for substantial residential development in the East Sanford area.

The lack of Sanborn maps for the area prior to 1915 and the lack of city directories prior to 1950 make the dating of the earliest houses in the district difficult. However, the Sanborn maps for 1915, 1925, 1930, and 1938 do give a picture of the overall nature of the district's development by indicating which buildings had been erected before 1915, in the intervals between the dates of the different Sanborn maps, and after 1938. The city directories are able to expand what is known of the district's development by indicating which buildings were constructed between 1938 and 1950, which ones were built in the 1950s, and which ones were built after 1960.

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One third of the district's 127 primary buildings had been erected by 1915, with the oldest known house, the one-story Isaac H. Lutterloh House at 216 McIver Street, dating from 1894. It was followed in 1898 by the two-story John B. Matthews Jr. House (John B. Matthews, builder) at 300 Charlotte Avenue and, shortly thereafter, by the Deaton-Makepeace House (Robert T. Walker, builder) at 304 Oakwood Avenue. These three houses provide a glimpse of what was happening during the earliest years of development in the East Sanford neighborhood. Only twelve two-story houses stand in the district, and ten of those were built before 1915, suggesting that East Sanford started out as a neighborhood of some affluence in Sanford. Owners of these East Sanford houses were prominent in the community: Francis Deaton was a civil engineer and the county surveyor who had surveyed and laid out most of the district for development. John B. Matthews Jr. was a local builder who was described in 1897 as "a first-class contractor and workman" (Pezzoni, 157). His family owned ninety acres of the land that was developed for the neighborhood. Tom Gunn, whose two-story house was built at 401 South Third Street in 1912, owned the nearby Gunn Veneer and Lumber Company. At the same time, Isaac Lutterlow, who was not only a physician, but also served as Sanford's postmaster and as a federal commissioner, had a one-story house. In fact, one-story houses were built right along with the more impressive two-story houses from the beginning. For whatever reason, construction of the larger houses in the neighborhood became rare after 1915, and the one- and one-and-a-half-story houses, most of them relatively simple expressions of their time, came to dominate the East Sanford landscape. Unlike the Hawkins Avenue Historic District (NR 2000), which evolved in the late nineteenth and early twentieth centuries as Sanford's most fashionable residential area, and the Rosemount-McIver Park Historic District (NR 1997), a combination of two neighborhoods (Rosemount, which began to develop after 1900, and McIver Park, which was established in 1923) that eventually supplanted the earlier neighborhood to become Sanford's most prominent address, the East Sanford neighborhood became known as primarily a middle-class and workingman's neighborhood (National Register nomination, Hawkins Avenue Historic District; National Register nomination, Rosemount-McIver Park Historic District).

The Sanborn maps also reveal a somewhat peculiar aspect of the development of the East Sanford Historic District. There is no clear geographic progression of construction within the district. True, the pre-1915 houses were built largely from Maple Avenue northward and a cluster of houses dating from 1915 to 1925 were built at the south end of the district. Yet, it is clear that houses and other buildings from pre-1915 through the 1950s were erected in a scattered fashion throughout the district. Most of these filled previously vacant lots, not lots where earlier houses had stood. This would seem to suggest that over more than half a century, the streets of East Sanford continued to be a popular place for those of the middle and working classes to reside. Certainly, the neighborhood was close to an abundance of industrial and light-industrial sites – such as the Seaboard Milling Company (NR 2002), Fitts-Crabtree



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Manufacturing Company, Sanford Buggy Company, Sanford Sash and Blind Factory, Sanford Cotton Mill, Sanford Clothing Factory, Moffit Iron Works, Sanford Ice and Coal, Sugg Brothers Machine Shop, and Gunn Veneer and Lumber Company – that could provide employment for many workers (Sanborn maps; Map of South Eastern Portion of Sanford, N.C.).

Sanborn maps also give a sense of the changing rate of growth within the district. As has been stated, one third of the district's buildings pre-date 1915, so this was certainly an active period of construction. Building activity continued at a steady pace until the mid-1920s, by which time an additional twenty-seven percent of the district's buildings had been erected. From the mid-1920s to the end of the 1930s, construction slowed dramatically, accounting for only eight percent of the district's buildings. A flourish of construction came in the 1940s and 1950s, especially in the post-World War II years; thirty percent of the district's buildings date from those two decades. At the end of the 1950s, however, construction largely came to a halt, and only four buildings were erected after 1960.

The district's buildings reflect this pace of development by displaying, usually in a simple manner, architectural styles popular from the 1890s through the mid-twentieth century. Some of the oldest houses are vernacular in character and consist largely of one-story frame structures with an L-shaped plan with either front and side gables or a combined hipped and gabled roof, or one-story, single-pile dwellings, many with the popular triple-A gable roof. Good examples of the L-shaped houses are those at 203, 207, and 209 Charlotte Avenue and 400 McIver Street, all of which were built ca. 1905. The houses at 316, 404, 406, and 408 McIver Street are examples of one-story dwellings with triple-A gable roofs. Most of these were built ca. 1910. The house at 306 McIver Street is a good example of a two story dwelling with a triple-A gable roof. Unlike the others, it was not built until ca. 1920.

Some of these vernacular houses reflect the influence of the late Victorian Queen Anne style in having porches and/or gables decorated with turned and/or sawnwork ornamentation. The house at 203 Charlotte Avenue has fanciful sawnwork detailing in both its front and side gables. The ca. 1894 Isaac H. Lutterloh House at 216 McIver Street has diamond-shaped wood shingles in its gable ends, decorative louvered vents, and a cornice frieze with applied roundels above a sawnwork fleur-de-lis band. The ca. 1905 house at 214 Charlotte Avenue (John B. Matthews Jr., builder) is an excellent example of a two-story, L-shaped, vernacular house dressed up with Queen Anne-inspired features, including shallow bay windows, fanciful sawnwork gable ends, and a porch enlivened with turned posts, sawnwork brackets, and a spindle frieze.

Several district houses from the first decade of the twentieth century show a common transition from the Queen Anne style to the Colonial Revival style. Both the two-story, ca. 1900 Deaton-Makepeace House at 304 Oakwood Avenue and the ca. 1905 Jones House at 301 Maple Avenue are strongly Queen Anne-style in their use of irregular massing. The Deaton-Makepeace

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House also has Queen Anne-inspired sawnwork ornamentation in its gable ends. However, both houses also show a definite influence of the Colonial Revival style in their porches with Tuscan columns. In addition, the Jones House has classical cornice returns. The ca. 1905 Mawyer House at 309 Maple Avenue is a good one-story example of this stylistic approach. With its steep hipped roof with intersecting, ornamented gables, it is what is often referred to as a Queen Anne cottage. However, the Tuscan columns of its wraparound porch clearly reflect the influence of the Colonial Revival style.

Other houses are more solidly reflective of the Colonial Revival style. Three of particular interest are the nearly identical two-story frame houses at 223 McIver Street, 305 Maple Avenue, and 307 Maple Avenue. Believed to have been built ca. 1905, each has a Foursquare form, a hipped roof, a two-bay façade, and a classical one-story wraparound porch. The houses differ in that the one at 223 McIver Street has Tuscan columns, the one at 305 Maple Avenue has paneled posts with Composite capitals, and the one at 307 Maple Avenue has columns with Composite capitals. The ca. 1910 two-story McNeill House at 224 Maple Avenue has a steep hipped roof with a front hipped dormer and a wraparound porch with classical posts and a gabled entrance bay. The one-and-a-half-story house at 500 South Third Street, built ca. 1920, is striking with its Colonial Revival-style gambrel roof. Until the 1990s, a nearly identical house stood at 313 Oakwood Avenue.

The years between 1915 and 1930 saw the construction of numerous Craftsman-style bungalows in the district. Scattered throughout, many are individually sited, while others are in groups of two to four houses. The ca. 1920 house at 221 Charlotte Avenue is an example of a rambling bungalow with multiple front and side gables and shed roofs. Like this house, there are others that have relatively complex forms. However, most bungalows in the district are more basic – often with a front-gable roof and an engaged porch, a side-gable roof with an engaged porch, or a hipped roof with an engaged porch. Good groups of ca. 1920 Craftsman bungalows include the houses at 416, 418, and 420 McIver Street and at 507, 509, 511, and 515 South Third Street. The bungalows at 107 and 109 South Third Street date from the late 1920s. The 1915 to 1930 period also witnessed the apparent remodeling of many earlier porches using Craftsman-style porch posts.

Several very simple Period Cottage-style houses were built in the district during the late 1930s and early 1940s. These picturesque houses are asymmetrical in form and exhibit, on a modest scale, some influence from the Tudor Revival style. Although it has been altered since 1990, the 1938 brick Field House at 217 McIver Street retains its steeply gabled entrance bay with a north-side slope that swoops down nearly to the ground and an adjacent front chimney – both signature features of the style. The William B. Parker House, built ca. 1940 at 308 Maple Avenue, is a frame dwelling accented with a brick façade chimney and a round-arched front

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entrance with a brick surround that extends eastward to connect with the chimney. These features, along with a steep gable roof, give the house its Period Cottage style.

The 1940s and 1950s brought a resurgence in house building in the district, especially after 1946, when wartime restrictions on construction activities were lifted locally. A multitude of small houses were built both in “Victory Villages” and scattered, individually, throughout neighborhoods where there was space to build (Pezzoni, 139). A good number of these houses were built in the East Sanford neighborhood. They were simple, boxy, one- or one-and-a-half-story dwellings with a side-gable roof and often a small front gable. Many included a front entrance porch or stoop and/or a side porch. Of frame or brick construction, the houses were stylistically stripped down, although they often exhibited a hint of the Colonial Revival style through the round-arched soffit of a front stoop roof, for example. Because of their defining simplicity and minimal, but frequent, use of visual references to America’s architectural past, these houses came to be called Minimal Traditional (Phillips, Downtown Wilkesboro Historic District National Register nomination). Dating from the late 1940s, the Thomas L. Rollins House at 230 Charlotte Avenue and the Herbert Oldham House at 405 McIver Street are good frame examples of the Minimal Traditional style in the district. Good brick examples include the 1940s Floyd Spivey House at 110 South Third Street and the early 1950s E. Eugene Lanier House at 216 Charlotte Avenue.

Several non-domestic resources suggest the overall good health of the East Sanford neighborhood during the first half of the twentieth century. The first of these was the Central Carolina Hospital, which was located just outside the district boundary at the northeast corner of Maple Avenue and South Fourth Street. Initially a two-story frame house of Queen Anne-style form and Colonial Revival-style detailing, it was built ca. 1906 by contractor Robert T. Walker for the residence of a Mr. A. Cameron. However, when Cameron’s plans changed, he sold the house to the Central Carolina Hospital Company. Operating from 1906 to 1931, when the Lee County Hospital opened, the Central Carolina Hospital was Sanford’s first. For a quarter century, it was known as one of the state’s leading hospitals. A nursing school within the hospital trained approximately eighty nurses during its twenty-five year history (*Sanford Herald*, Centennial Edition, April 30, 1974). The house at 307 Maple Avenue was first used as the nurses’ dormitory. Sanborn maps show that around 1920, a large, two-story frame addition was built to the rear of the hospital. After the hospital closed in 1931, the addition was detached and converted to an individual residence – 215 South Fourth Street (Sanborn maps, 1915, 1925, 1930, 1938). Although the hospital building was demolished in 1960, leaving a vacant lot, both the frame addition and the nurses’ dormitory survive as part of the East Sanford Historic District.

Sanford’s steady growth during the early years of the twentieth century necessitated the construction of a second school to relieve the overcrowding at the Sanford Graded School on Carthage Street. A tract at the west end of the developing East Sanford neighborhood – now 219

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Maple Avenue – was selected as the site for the town's third public school, originally known as the East Sanford Graded School (or Sanford Graded School No. 2 and later McIver School). Christopher Gadsden Sayre (1876-1933), arguably the leading public school architect of his day in North Carolina, was commissioned to design the school. Contractor Joe W. Stout built it at a cost of \$20,000. Originally, the elementary grades were on the first floor and the high school grades occupied the second floor. After the high school classes were moved to what was then Sanford Middle School, this building became solely an elementary school, at one time housing 500 to 600 students (Wells and Bishir; Pezzoni, 286; *Sanford Express*, November 24, 1916; *Sanford Herald*, December 15, 1970).

The large, two-story brick school anchors the west end of the historic district. Except for the corrugated metal panels that now protect the windows, the structure appears largely intact. The classically designed building has projecting center and end pavilions. Paneled concrete spandrels divide the first and second floors, and a distinctive band of alternating brick and concrete panels surrounds the building between the second-story windows and the parapeted cornice. Decorative concrete panels with a central cartouche accent the central, entrance pavilion. The entrance itself has a Tudor Revival-influenced brick and concrete surround. Brick stair wings were added to either end of the building in 1923, and a one-story brick gymnasium/cafeteria was built and connected to the east end by a brick hyphen in the mid-twentieth century.

Another sign of the desirability and continued health of the neighborhood is the long-term presence near the center of the historic district of the Sanford Congregational Church at 328 McIver Street. In 1903, very early in the neighborhood's development, the congregation was organized, and the following year, it built a typical frame church of the period at its present location. The first church had front and side gables and a corner tower. As the congregation grew, so did the need for additional space, so in 1923 the church was remodeled and raised to provide a basement. A fire the following year nearly destroyed the building, but it was quickly rebuilt. Attesting to the health of the church at this location, a multi-phase building campaign was undertaken from the late 1940s through the mid-1950s. In 1949 the church was brick-veneered and completely remodeled to its present Colonial Revival-style appearance with quoined corners, herringbone brick panels, and a projecting entrance bay that rises to the base of a central belfry and steeple. At the same time, a large education wing was built to the rear of the sanctuary. Not content to stop there, the congregation built a new parsonage just west of the church. Like the church, the one-and-a-half-story brick-veneered parsonage was designed in the Colonial Revival style, with a symmetrical five-bay façade and a steep, side-gable roof with gabled dormers along the front. As it continued to prosper, the congregation built a fellowship hall behind the church in 1956. The long, low, one-story, brick-veneered building with a side-

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gable roof reflects the influence of the Ranch style that became popular in the 1950s across America ("Through the Years").

One of the most historically distinctive resources in the district is Temple Park, which occupies an entire city block bounded by South Seventh Street, South Eighth Street, McIver Street, and Maple Avenue. It anchors the east end of the district. It was the home of the Sanford Spinners baseball team that played primarily in the 1940s. However, the block evidently was used as a ballpark well before then, because the 1925 Sanborn map not only labels it as "Base Ball Park" but also indicates that a fifteen-foot grandstand stood along the north edge of the block. Nevertheless, the block must not have been used as a baseball field for very long after that. Both the 1930 and the 1938 Sanborn maps show nothing on this block and local historian Bill Freeman remembers that it was a meadow and pasture before around 1940 and that circuses were held on the site (Freeman Interview).

Temple Park was named for Will Temple, a local baseball star who played in the New York Giants organization. In 1939, the WPA built a frame grandstand at Temple Park that curved around nearly one half of the field, had rows of bleachers, a canopy supported by wood posts, and restrooms beneath the stands. In 1939-1940 the Sanford Spinners team was part of the semiprofessional Tobacco State League. In 1941-1942 the team was a part of the Class D professional Bi-State League that included teams from North Carolina and Virginia. The best years for the team came after World War II, when the Spinners, then part of the Class D professional Tobacco State League, played from 1946 until 1951, when the team disbanded. Fifteen cities, all from North Carolina, played in this league. The Spinners won the league championship in 1946, 1947, and 1948 (*Herald*, Centennial Edition, April 30, 1974; Sanford Spinners Baseball Club). Although the grandstand was demolished in the 1960s and there is no longer a professional baseball team in Sanford, the county-operated Temple Park continues to be a sports facility with a pair of ball fields.

Today, East Sanford remains a vibrant neighborhood. With its ballpark, churches, former school, and multitude of houses of different architectural styles dating from the 1890s to the mid-twentieth century, it provides an important testament to a half-century of Sanford's growth.

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### GEOGRAPHICAL DATA

#### UTM References, cont'd.

5) 17 666000 3927190

6) 17 665900 3927270

#### Verbal Boundary Description

The boundary of the East Sanford Historic District is shown by the heavy black line on the accompanying district map, drawn to a scale of 1" = 100'.

#### Boundary Justification

The boundary of the East Sanford Historic District is drawn to encompass the historically and visually cohesive collection of 206 buildings, nine structures, and one site that reflects the core of Sanford's residential development east of the town's commercial center between 1894 and 1960. The boundary excludes the housing to the north and east of the district that is heavily intermixed with altered buildings, modern institutional buildings, and vacant land, and the light industrial area and vacant land to the south and southwest of the district.



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### PHOTOGRAPHS

The following information for #1-5 applies to all nomination photographs, except where noted:

- 1) East Sanford Historic District
- 2) Sanford, Lee County, North Carolina
- 3) Laura A. W. Phillips
- 4) Individual buildings #2-3 4-5, 8-9, and 11 photographed December 2009; streetscapes #1, 6-7, 10, and 12-13 photographed January 2010.
- 5) CD: NCHPO, Raleigh, North Carolina
- 6-7)
  - 1: Streetscape, 203-209 Charlotte Avenue, view to northeast
  - 2: House, 214 Charlotte Avenue, view to southeast
  - 3: Thomas L. Rollins House, 230 Charlotte Avenue, view to southwest
  - 4: Short Stop Food Mart, 228-232 McIver Street, view to southwest
  - 5: Sanford Congregational Christian Church, 328 McIver Street, view to south
  - 6: Streetscape, 400-408 McIver Street, view to southeast
  - 7: Streetscape, 416-420 McIver Street, view to southeast
  - 8: Temple Park, 204 South Eighth Street, view to southeast from corner of McIver Street and South Seventh Street
  - 9: East Sanford Graded School, 219 Maple Avenue, view to northwest
  - 10: Streetscape, 305-309 Maple Avenue, view to northwest
  - 11: William B. Parker House, 308 Maple Avenue, view to south
  - 12: Streetscape, 304-308 Oakwood Avenue, view to southeast
  - 13: Streetscape, 329-405 Oakwood Avenue, view to northeast